



9 George Street, Cambooya

## Space, Comfort & Quiet Living in Cambooya

Nestled in the quiet and increasingly sought-after community of Cambooya, just a short drive south of Toowoomba, this charming 3-bedroom brick home offers exceptional value and lifestyle appeal. As the area continues to grow- with newer 4-bedroom homes now reaching over \$700,000-opportunities like this are becoming harder to find, especially at such an attractive price point.

Set on a generous and fully fenced 1,141m<sup>2</sup> level block, the home features three well-sized bedrooms, a central bathroom, and a large carport with easy access. The standout feature is the expansive covered outdoor area flowing seamlessly from the kitchen and dining space, perfect for entertaining, relaxing, or enjoying the outdoors year-round.

With the current owner committed elsewhere interstate, this property must be sold, making it an exciting opportunity for buyers looking to secure a quality home in a growing location.

- Please be mindful there are tenants with a lease until Nov 2026 (please contact for details).

3  1  1 

### FOR SALE

Interest over \$550,000

### VIEW

By Appointment

### AGENTS

Michael Hosking  
0418 718 062  
mhosking@ljht.com.au

### AGENCY

LJ Hooker Toowoomba  
(07) 4688 2222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID 1VM7F4W  
Property Type House  
Land Area 1141 m2

**Michael Hosking 0418 718 062**

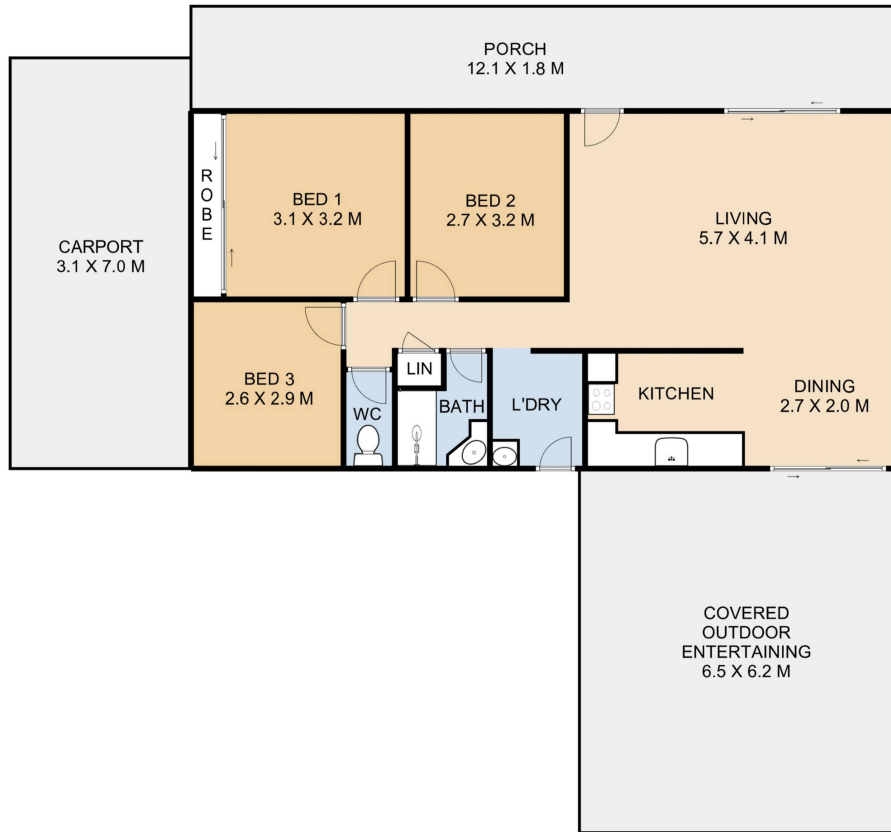
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**LJ Hooker** 9 George Street, Cambooya

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Internal **82m<sup>2</sup>** External **76m<sup>2</sup>** Total **158m<sup>2</sup>**



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**LJ Hooker**