



Darling Heights, 5/9-11 Amber Court

The Doorstep of University 3 Bedroom Townhouse Unit.

This property is Fronting a treed laneway giving access to Birch Court Park & famous Toowoomba Japanese Gardens. A stroll across these grounds brings you to the Uni SQ Campus.

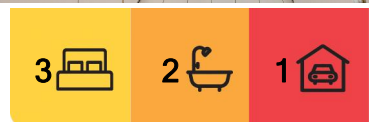
A real feature of this 3 bedroom townhouse with ensuite is the space on offer in the living area. Large spaces allow for not just dining but the oversized lounge to chill out in. The lock up garage and small courtyard on the east side have a security gate giving a nice buffer before visitors come to front door.

As you can see the galley style kitchen look over the very roomy open plan living which in turn has access to small fenced courtyard.

Being approx. 25 years of age the unit is ready for a makeover giving a lift to colours and styles. Money can be safely spent here with sellers expectations more than reasonable.

Overall this property can work for either an owner occupier or investor with a percentage of owners already here.

In Brief:



For Sale
\$380,000

View
ljhooker.com.au/1XZ7F4W

Contact
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LJ Hooker Toowoomba
(07) 4688 2222

Disclaimer: 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.

- *Close to Uni SQ
- *Secure tenant if required rented at \$360.00 pw
- *End Lease November 2024
- *Rates approx \$1,190.22 1/2 year
- *Body Corporate \$733.33 1/4 year
- *Parkland adjoins
- *Close to the Japanese Gardens
- *3 Bedrooms & ensuite
- *Large living
- *Separate courtyard
- *Secure tenant if required

*Photos are representative only taken of adjoining unit late 2023.

Contact Michael Hosking 0418 718 062

More About this Property

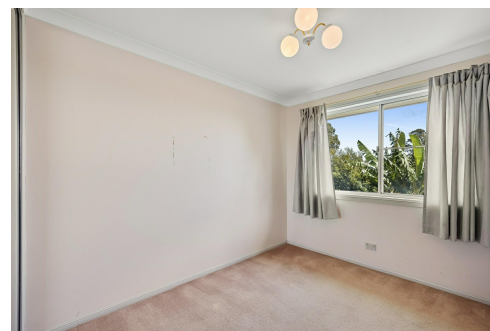
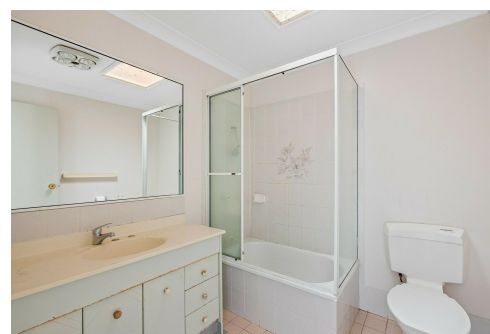
Property ID	1XZ7F4W
Property Type	Unit
Land Area	144 m ²

Michael Hosking 0418 718 062

Residential Sales Executive & Auctioneer | mhosking@ljht.com.au

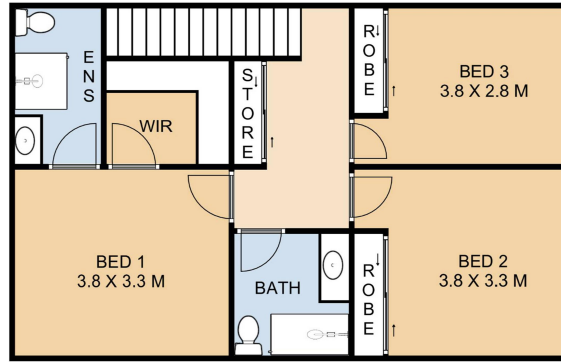
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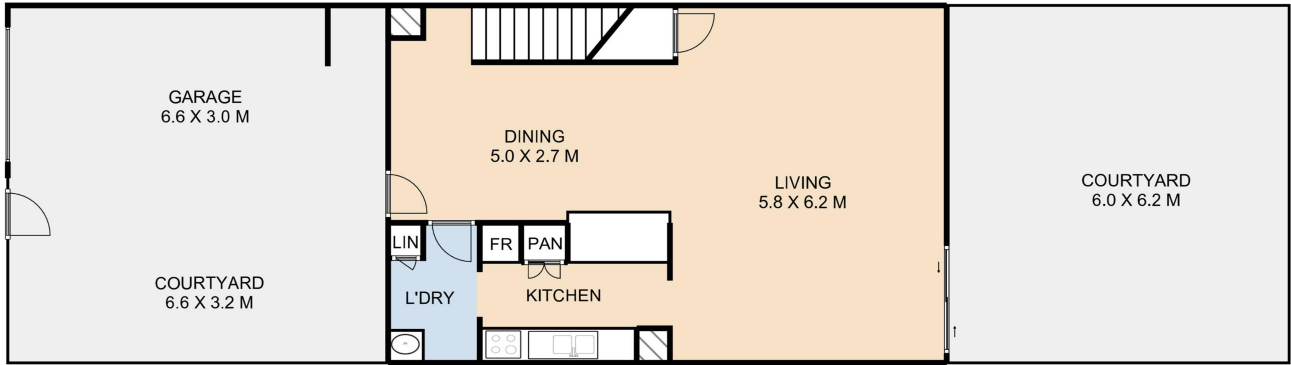


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UPPER LEVEL



LOWER LEVEL

LJ Hooker 5/9-11 Amber Court, Darling Heights

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.

Internal 151m² External 0m² Total 151m²



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