

## East Toowoomba, 15/4B Herries Street

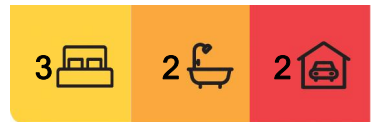
Luxury & Security Combined on the Range Side

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Nestled in the coveted Toowoomba East side, this meticulously presented owner-occupied townhouse offers the perfect blend of luxury, security and convenience. Situated in a secure, gated multi-unit complex with an intercom system for visitors, this home delivers peace of mind in a sought-after location. With over 184m2 of living space under roof, there is no need to compromise on room or comfort.

If location, presentation and generous living are important then you simply can't go past viewing this 'Grange Townhouse'. Upstairs you'll find spacious, larger-than-average bedrooms featuring new carpets and ceiling fans. The main bathroom and ensuite are beautifully appointed, while a roomy separate office space adds to the home's functionality and appeal.

Downstairs, the open-plan layout seamlessly connects the living, dining and kitchen areas, creating a natural flow perfect for both day-to-day living and entertaining. Light pours in from the east through large sliding glass doors, creating an airy, bright ambiance. When



**For Sale**  
\$705,000

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**Contact**  
**Michael Hosking**  
0418 718 062  
[mhosking@ljht.com.au](mailto:mhosking@ljht.com.au)



**LJ Hooker Toowoomba**  
**(07) 4688 2222**

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opened, these doors lead directly to the beautifully landscaped outdoor living and BBQ area, providing an ideal space for relaxation or hosting guests.

Imagine celebrating the holidays or entertaining friends and family in these expansive, warm open spaces with easy-care timber floors that complement the home's sophisticated design.

The heart of the home is the kitchen, where the family chef can easily command attention. With stone benchtops, a natural gas cooktop and ample cupboard space, the kitchen is designed for both function and style, making it perfect for gatherings and special occasions.

Located just a short walk from the Range Shopping Centre, Eastville Eateries, the numerous east side school options, St. Vincent's Hospital and many other medical services, this home offers the ultimate in convenience.

Tell your Brisbane friends, "head to the top of the range and just turn left top of Herries St!" This exceptional townhouse offers a lifestyle of comfort, security and convenience — perfect for those looking for something special.

In Brief.

\*3 toilets (one downstairs).

\*2 bathrooms

\*Automatic security gate

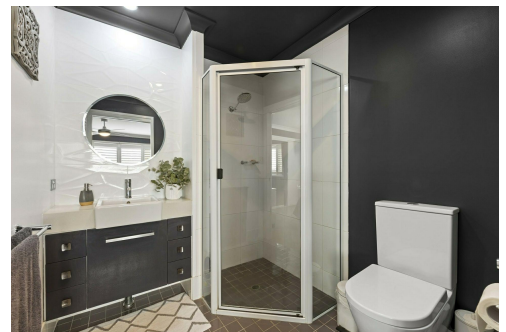
\*3 generous bedrooms and office

\*Upstairs and downstairs reverse cycle aircon with fans

\*Built to receive morning and midday sunshine from NE

\*Outdoor entertaining area

\*Internal access from the double garage.



## More About this Property

<b>Property ID</b>	1YFSF4W
<b>Property Type</b>	Unit
<b>Land Area</b>	244 m <sup>2</sup>

**Michael Hosking 0418 718 062**

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

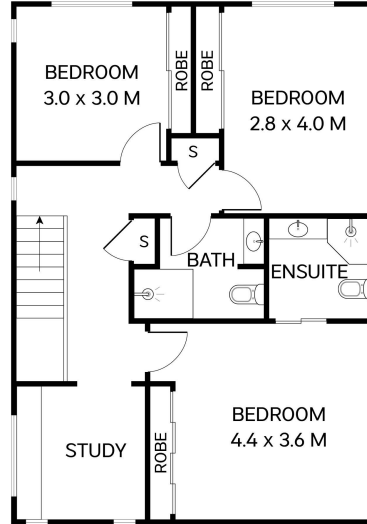
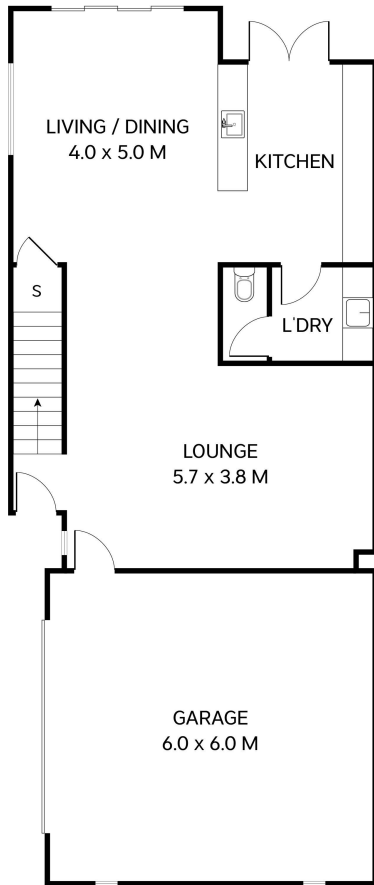
**LJ Hooker Toowoomba (07) 4688 2222**

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au



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Total: 184m<sup>2</sup>

15/4B Herries Street  
East Toowoomba



This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon. Floorplan created by Vue Digital.



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