







7 Troy Street, Harlaxton

Two Residences, Two-Street Access, Multiple Possibilities

Set across approximately 789 square metres with Medium Density Residential zoning and access from two streets, this property brings together two separate residences and a range of ways to make the site work. Hold both as investments, live in one while accommodating family or friends in the other, take on two separate renovation projects, or investigate the longer-term possibilities the land and zoning may provide.

The residence presented from Troy Street is a character-filled two-bedroom home with a freshly painted exterior and roof. A light-filled front sunroom introduces the home, opening into the main lounge where decorative Art Deco ceilings and a bay window retain some of its original personality. The main bedroom also carries these character details and connects directly with the sunroom.

Further inside, the original kitchen remains functional with updated electric cooking appliances and connects through to a second sunroom at the rear. The second bedroom also opens directly to this rear sunroom, helping both rooms connect with the backyard. Nearby, the updated bathroom includes a shower, toilet and heating light. Outside, a separate laundry, additional toilet, rainwater tank and

5 2 3

FOR SALE
$890,000

VIEW
By Appointment

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detached single lock-up shed add everyday practicality.

The second residence provides three bedrooms, separate living and dining areas, an original kitchen and bathroom, plus an additional toilet off the laundry. Built-in storage features within the bedroom accommodation, while carpet and vinyl flooring continue throughout. Fresh exterior paint has improved its street presentation, while internally the home remains largely original and offers clear scope for future renovation.

The two homes provide genuine separation while remaining together on the one title. This creates flexibility for investors, extended families or buyers wanting to live in one residence while keeping the second for someone close to them or as a future income-producing property.

For renovators, each residence can be approached as its own project. For buyers looking further ahead, the approximately 789 square metre allotment, Medium Density Residential zoning and two-street access may also provide scope to investigate subdivision, redevelopment or an alternative use of the site, all subject to council and any other required approvals.

Northpoint Shopping Centre and Downlands College are both within easy reach, while the property remains conveniently positioned for access into Toowoomba and surrounding services.

Highlights

Residence One
- Two bedrooms
- Character Art Deco ceilings
- Bay window to the main living area
- Front and rear sunrooms
- Separate lounge
- Original kitchen with updated Simpson electric cooktop
- Westinghouse electric oven and grill
- Updated bathroom with shower and toilet
- Separate external laundry
- Additional outdoor toilet
- Rainwater tank for garden use
- Gas hot water
- Freshly painted exterior and roof
- Detached single lock-up shed

Residence Two
- Three bedrooms
- Built-in storage to bedroom accommodation
- Separate lounge and dining areas
- Original kitchen with double sink
- Original bathroom with shower and toilet
- Separate laundry
- Additional toilet
- Carpet and vinyl flooring
- Freshly painted exterior
- Vacant at the time of marketing

Property Information
- Two separate residences on one title
- Approximately 789 square metre allotment
- Medium Density Residential zoning
- street access
- Troy Street residence currently tenanted, with the tenant expected to vacate in early October
- General rates: approximately $3,376.92 per annum
- Water rates: approximately $794.54 per annum
- Future subdivision or redevelopment potential subject to council

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and other required approvals

Whether the plan is to hold, renovate, accommodate two households or investigate what the site could become in the future, this is a property with several genuine directions to consider.

Contact Josh Williams for further information or to arrange an inspection.

MORE DETAILS

Property ID	20A6F4W
Property Type	House
Land Area	789 m2

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Total: 255m²

This floorplan 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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