



34 Jellicoe Street, Mount Lofty

## Generous Sized Allotment across 3 titles in the heart of Mount Lofty

Set peacefully back from the street down a winding, palm lined driveway sits this private and tranquil oasis. An ideal abode to escape the daily grind, this property whisks you away to a place you can relax and unwind.

Offering a unique family residence designed for living and entertaining, set on a glorious 1,797m<sup>2</sup> allotment (across 3 lots) the glistening swimming pool is just the beginning of what this home can offer you.

As you are welcomed into the home you pass the crisp blue, cooling pool begging to be enjoyed for a private late-night dip or a manic Saturday, entertaining the kids. Upon entering the home, you immediately meet the main living space.

A combined area offering both an open plan lounge room and a spacious dining area. The brilliant white kitchen is modern and very enjoyable to create in, with waterfall benchtops and an island bench with room for seating.

4  2  2 

**FOR SALE**  
Contact Agent

### AGENTS

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### 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.

 **LJ Hooker**

The main bedroom is separate from the other rooms, offering an ensuite and a walk-in wardrobe. Adjoining the main bedroom is a small study, great for homework or a home business, it would also be an amazing extension of the walk-in robe if more storage was desired. This main bedroom looks out across the pool area, yes water views!

At the eastern end of the home sits the other bedrooms. Three rooms surround the main bathroom complete the bathtub and separate shower. There is an additional room which can be used as another office and 5th bedroom or a private living space for movies, games or kids retreat.

If you're not sitting around the pool soaking in the north easterly aspect and the sunshine, you can recline and relax out the back on the covered rear deck. Imagine letting the kids enjoy the pool while the parents take in a beautiful long lunch in the shade.

All of this perched on a huge 1,797m<sup>2</sup> allotment spread across three lots (one title) in the heart of Mount Lofty. You are positioned just a short walk to Eastside Market, Toowoomba Thai and Wendland Olives. There are other cafes and shops just moments away and you have several schools and the TAFE all within reach. The CBD is just a stroll through Queens Park, making for lazy Saturday mornings at the Farmers Market.

Offering an amazing opportunity as a family home or a fantastic land bank into the future.

Council Rates: \$6302.78 p.a.

Water Rates: \$794.54 p.a.

## MORE DETAILS

Property ID	1ZF8F4W
Property Type	House
Land Area	1797 m <sup>2</sup>

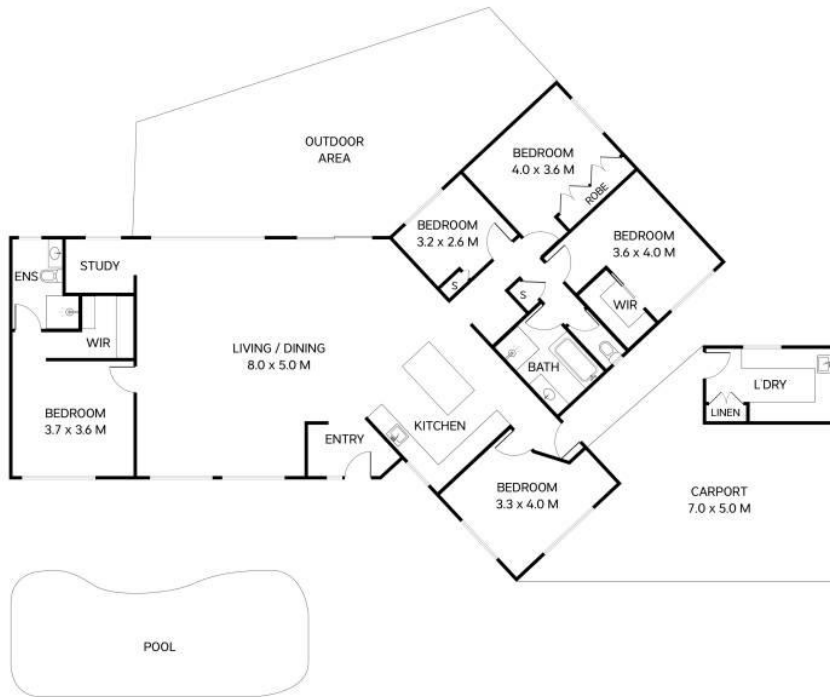
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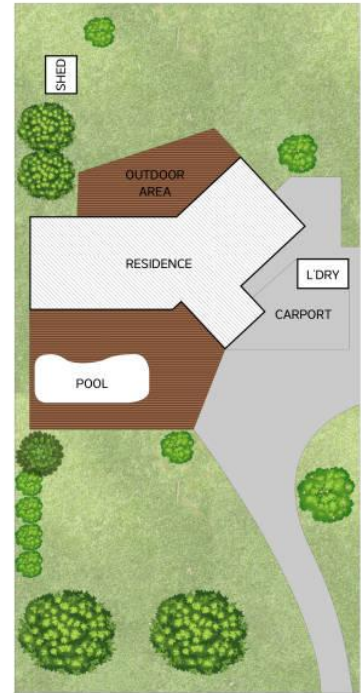
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FLOOR PLAN



SITE PLAN



Total: 274m<sup>2</sup>

34 Jellicoe Street  
Mount Lofty



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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