








42 George Street, Toogoolawah

# Charming Cottage on a Generous 1,045sqm Block – Investment or Lifestyle Opportunity

3 1 1

**FOR SALE**
Please Call

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Delightful cottage style home, perfectly positioned on a spacious 1,045sqm parcel of land. Whether you're an investor seeking solid returns or a homeowner looking for a peaceful retreat, this property offers the perfect blend of comfort, space, and versatility.

Immediate Income Potential
Currently leased at $410 per week until September 2026, this home provides an instant rental return, making it an attractive, low maintenance addition to any investment portfolio.

Step inside and be welcomed by a light filled sunroom, complete with sliding doors that open into a generous open plan lounge and dining area. Stylish glass panel features and air conditioning create a comfortable and inviting living space all year round.

The well maintained kitchen showcases classic timber benchtops, the homes thoughtful layout ensures easy everyday living.

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Interested parties must rely solely on their own enquiries.

Accommodation and Living
Three comfortable bedrooms, including a master with air conditioning
Functional bathroom with shower and retro style vanity
Separate toilet for added convenience
Versatile utilities room to suit a range of needs
At the rear of the home, an internal laundry provides direct access to a north facing patio an ideal spot to enjoy your morning coffee or unwind in the afternoon while overlooking the backyard.

Property Features
Fully fenced 1,045sqm block
Solar system
Electric hot water system
NBN connectivity
3m x 3m garden shed for extra storage
4,000 gallon rainwater storage
Single carport

Rates $1251.21 charged half yearly
Urban Utilities $373.00 charged quarterly
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## MORE DETAILS

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|---|---|
| Property ID | 9X3HES |
| Property Type | House |
| Land Area | 1045 m2 |
| Including | Toilets (1) |

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