



42 George Street, Toogoolawah

## Charming Cottage on a Generous 1,045sqm Block &ndash; Investment or Lifestyle Opportunity




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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### FOR SALE

\$595,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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## 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

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

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