



63 Squire Street, Toolooa

Bushland Backdrop and Packed with Potential at 63 Squire St, Toolooa

If you've been searching for a home with genuine POTENTIAL - the kind you can actually build value into, not just dream about - 63 Squire Street is the one you'll want to step inside.




Positioned on a Flat 650 square metre block and backing onto 10ha of tranquil Crown bushland, this three-bedroom home feels private, breezy and beautifully open. No rear neighbours, just a leafy backdrop that sets the tone for relaxed living.

Inside, the slightly elevated construction invites airflow under the house for natural cooling. The brand-new kitchen brings modern convenience, while the open-plan living and dining area creates a practical everyday hub.

But the real magic?

This home is overflowing with potential - immediate, medium-term and long-game potential.

Features You'll Love Right Now

3  1  1 

FOR SALE

Offers from \$435,000

AGENTS

Lissa Holgate

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AGENCY

LJ Hooker Gladstone

(07) 4972 2800

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 **LJ Hooker**

- 3 comfortable bedrooms with easy furnishing options
- Open-plan living/dining, flowing from the kitchen
- Family bathroom with separate toilet
- Oversized laundry - perfect for storage or future upgrades
- Brand-new kitchen - a major expense already taken care of
- Split system air conditioning in living and main bedroom plus fans throughout
- Security screens on doors and windows
- Huge fully fenced backyard
- Single carport plus plenty of off-street parking
- Side access for caravans/boats/trailers
- Garden shed for all the essentials
- Minutes to schools, sporting clubs and parks
- Easy access to Toolooa's most convenient local amenities

Potential You Can Unlock Over Time

The flat block, the layout, and the bushland position combine to give you an outstanding platform for improvement. Here's where your imagination - and the value-add opportunity - really kicks in:

- Add a back deck to create an indoor-outdoor lifestyle zone
- Add a larger shed (tradies, hobbyists, home business owners - this is gold)
- Install a pool or create a landscaped garden retreat
- Upgrade interiors - flooring, bathroom, laundry, paint
- Enhance street appeal - with simple cosmetic improvements

This is the type of property where each upgrade lifts liveability and long-term value. A rare find in today's market.

Why This One Stands Out

In the current Toolooa / Gladstone market, properties in this price / size / condition / category are almost nonexistent.

FOR INVESTORS

- Approx. 5.3% rental yield now
- Huge upside for future improvements = boosted equity and rental return later
- Flat block = easier development or extension options (STCA)

FOR FIRST HOME BUYERS

- Move straight in courtesy of the new kitchen and all the features listed above
- Improve the home gradually while living comfortably
- Build equity with every upgrade - from paint to landscaping to larger projects

Whether you're value-hunting, project-driven, or potential-focused; 63 Squire Street is the blank canvas you've been waiting for.

Be among the first to inspect.

Call Lissa Holgate on 04 222 95 888 to lock in your inspection time.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and

are expressly excluded from any contract.

MORE DETAILS

Property ID	4TJ1V
Property Type	House
House Size	98 m2
Land Area	650 m2
Including	Air Conditioning Toilets (1) Floorboards

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