

**Unit 2/19 Ipswich St, East Toowoomba, QLD 4350**

**Leased - \$550**

Townhouse 3  2  2 



## Excellence in East Toowoomba

This modern style townhouse is located in a perfect position nestled closeby St. Vincent's Hospital and the surrounding medical facilities, Toowoomba Grammar School, Toowoomba East State School and The Range Shopping Centre.

The property has plenty of space with living areas on the ground floor and 3 bedrooms upstairs. The main bedroom has an ensuite and walk-in robe. There are ceiling fans in all the bedrooms and an air-conditioner located in the open-plan downstairs living area.

Off the upstairs landing double doors open to the balcony area where you can enjoy the morning sun or afternoon dusk. There is also enough room upstairs to set up a home office/study area too.

Secure parking is offered in the double remote garage with some storage space to tuck away any extra items you might have, there is also a fantastic private shaded outdoor entertainment area to enjoy entertaining in such as a BBQ or friendly gatherings.

Features include:

- 3 carpeted upstairs bedrooms with new ceiling fans
- Master bedroom with private ensuite and WIR
- Tiled downstairs living area with reverse-cycle air-conditioning
- Double remote garage + single open car space
- Privately located on a battle axe block away from the street
- Beautiful outdoor courtyard area with sail shade
- Modern kitchen with electric cooktop and new oven plus a dishwasher
- Perfect location in East Toowoomba closeby to schools and shops

**3-STAR WATER:** The property is water efficient; tenants pay for water usage.

**SCHOOLS:** This property falls within the school catchment area for Toowoomba East State School and Centenary Heights State High School. As well as located close by to St Joseph's College, Toowoomba Grammar School, St Thomas More's Primary, Mater Dei Primary, Toowoomba Anglican School, and Fairholme College. Unit 2 at 19 Ipswich Street is within a 15 minute drive to the University of Southern Queensland (UniSQ).

### Listed By

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**Open for Inspection**

By Appointment.