



**2/322 Goombungee Road Harlaxton QLD**

**3** **2** **2**

Currently owned and occupied this three-bedroom unit is well maintained with a private secluded outdoor area. Three bedrooms all with built-in cupboards and main with own private ensuite. This unit is almost the size of a house. Functional open-plan living with a good-sized kitchen with electric appliances and a bench that could double as a breakfast bar. Ample space for the kitchen table and a separate lounge. Northeast private outdoor area which is low maintenance. Lime and Lemon trees for the afternoon beverage. The back unit is from the street in a duplex. Security cameras for peace of mind. Rates: \$1190.22/half year. Water: \$350.32/half year. Rental Appraised at \$480 - \$500 per week.

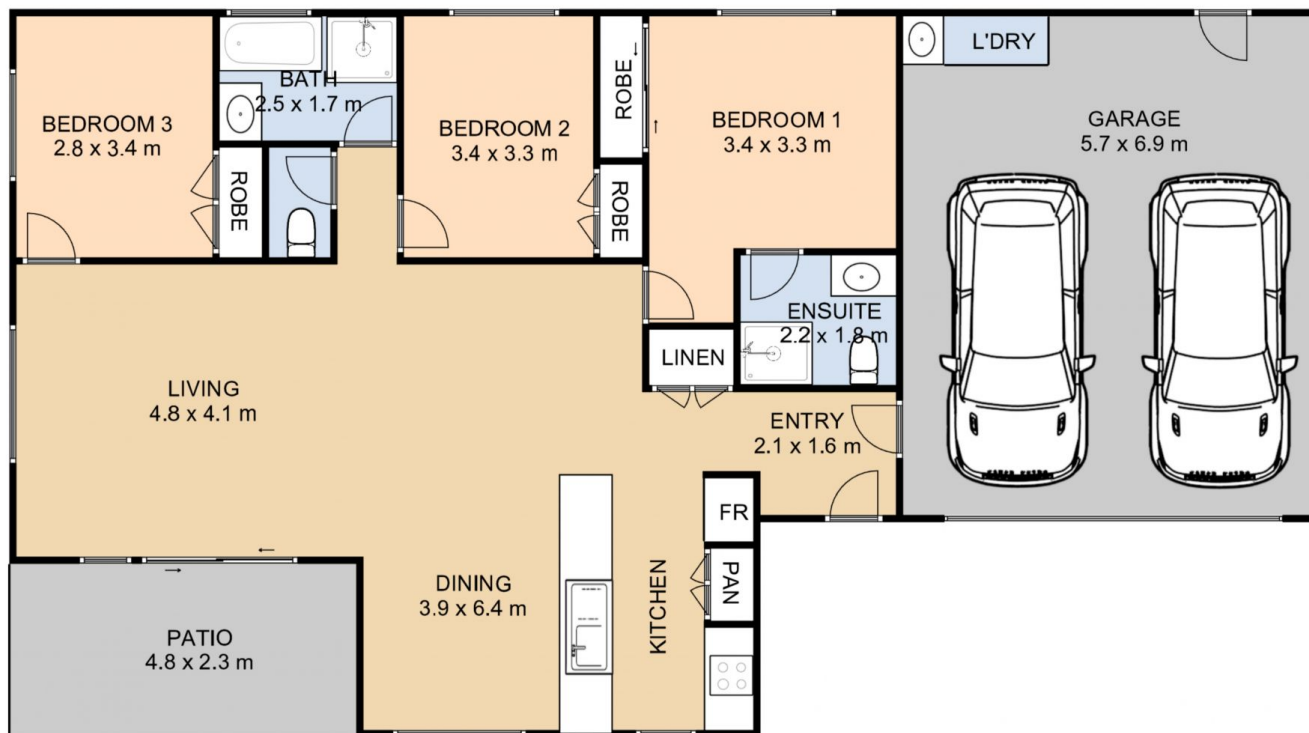
**Price** : \$ 460,000  
**View** : <https://www.theroweteam.agency/sale/qld/toowoomba-district/harlaxton/residential/unit/7952303>



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Internal Floor Area = 102.0 Sqmt  
Garage Area = 38.70 Sqmt  
Patio Area = 11.50 Sqmt

### GROUND LEVEL



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Exterior elements are not in position.