

Sold



19 Amanda Dr, Centenary Heights



## Just Move in and Enjoy the View

Perfectly positioned overlooking Ballin Park, this three (3) bedroom home is a true triple threat = Price, Presentation and Position, in the sought-after family friendly suburb of Centenary Heights.

### Inside

The home boasts 3 carpeted bedrooms, all with built-in cupboards, ceiling fans and dimmable lights, the main bedroom also with an air-conditioner. All bedrooms have large security screened windows which affords an abundance on natural light and cool summer breezes.

The charm of the home is the updated kitchen and large dining space and living area. The L-shaped living area is located at the entrance of the home and offers an appealing easterly aspect across Ballin Park. The dining area is plentiful in size, currently home to an 8-seater dining table and an office nook which leads into the U-shaped, updated kitchen. The kitchen, which looks out to the yard and outdoor entertaining space, is well equipped with ample cupboard space and natural gas cook-top and dishwasher.

The bathroom is updated and consists of a shower-over-bath and single vanity with good bench space. There is a separate toilet and a laundry area that has outside access. Other features of the home are the security screen doors and windows throughout, ceiling fans in all rooms, natural gas heating and sizeable linen cupboard.

### Outside

The feature outside the home is the large covered outdoor entertaining

3 1 2 626 m<sup>2</sup>

**Price** SOLD for \$367,500

**Property Type** Residential

**Property ID** 20

**Land Area** 626 m<sup>2</sup>

**Floor Area** 113 m<sup>2</sup>

### Agent Details

Bryan Gray - 0414 568 936

### Office Details

Picket Fence Properties  
Shop 8 Australia Arcade 461-465  
Ruthven Street Toowoomba City,  
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0414 568 936



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PROPERTIES  
SELLERS' AND BUYERS' AGENTS

space, which forms part of the covered double carport. This space overlooks the yard and has easy access into the dining and kitchen areas of the home. The entertaining space is large enough for an outdoor dining table and lounge area and is well lit and powered. Retractable blinds have been installed for year-round use.

The yard is easily maintained, with a pebbled area at the north end and small grassed area to the south, perfect for a boat or trailer. There is a 3x3 garden shed and small tank with attached pump is and fully fenced.

Overall it is a very appealing home and one that will suit a variety of buyers, such as; first-home buyers, investors and downsizers. The location is second-to-none and you can't help but enjoy the view across Ballin Park and the quiet that affords its location.

This home is a must see and certain not to last long. Enquiries and Inspections are welcomed by contacting Bryan Gray on 0414 568 936 or [bryan@picketfenceproperties.com.au](mailto:bryan@picketfenceproperties.com.au)

**\*\*\* OPEN HOUSE CO-VID RULES\*\***

- A maximum of 10 people in the home at any one time
- Must observe the 1.5m social distancing
- Please do not touch door handles, light switches etc.
- If you need something opened, please ask the agent

**School Catchments:**

Primary: Gabbinbar

Secondary: Centenary Heights

**Rates**

General: \$1278 (½ year)

Water: \$292 (½ year)

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