

DISCOVER! - Middle Ridge - Range Top Position!



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2 Coolibah Court, Middle Ridge

\$1,750,000

Serene range top position on 4448m2! A family size home with three generous living areas, high pitched ceilings, feature timber floors, an upstairs parent's retreat with views & an abundance of car accommodation including extra 3 bay shed! The wrap-around verandah overlooks & connects to the expansive & private grounds with space for a pool or court. Here is your next exciting family home in prime Middle Ridge!

LIVING ZONES –

- Inviting front entry foyer
- Formal living / dining with feature gas fire place & reverse cycle air-conditioning
- Family informal living with feature Morso (Danish) wood fireplace & pendant lights
- Superb kitchen is positioned well between formal & informal living and has European appliances including double oven set with microwave & steam oven, 5 burner gas cooktop, dishwasher, generous island bench with abundant storage, double sink, wine fridge nook & TV screen
- Office near front door, with shelving included

Property ID: L35857117

Property Type: House

Garages: 5

Carports: 2

Land Area: 4448.0 sqm

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- Sitting/general purpose/second office or guest bedroom with door to verandah

FAMILY BEDROOM WING –

- Three large size bedrooms, all with glass slider built-in robes
- Walk-in linen room
- Powder room
- Separate toilet
- Main bathroom with double stone topped vanity, large shower & feature bathtub

UPSTAIRS TO PARENTS RETREAT –

Main bedroom suite with luxurious stone top ensuite, three built-in robes with mirrored doors, ceiling fan, ducted air-conditioning & opens out onto a covered verandah with views

AMENITIES & OTHER –

- Downstairs to generous laundry with external door to drying area, great storage options, stone top benches, third toilet/shower & storage room
- Compliant smoke alarms
- Two gas heating points to family living area – natural gas
- Storage space under stairs in living zone
- Zoned ducted air-conditioning throughout

FOR THE VEHICLES –

- The double garage with a panel lift door has internal access to the home, 3 phase power, reverse cycle air-conditioning, great size rear storage / multi use room and external door to rear courtyard with feature fish pond & pump
- Double carport to front of double garage plus open space for easy turning / visitor parking
- HUGE POWERED TRIPLE BAY SHED to rear of home – easy access from main driveway, high clearance for the van with workbench space at the rear

GROUNDS –

- Storage under home
- Fire pit
- Bio treat system

- Fruit trees – mango, mandarine etc
- Bore to front with tank, for garden service only
- 2 x tanks to rear of shed – for garden
- An abundance of wildlife including bowerbirds, wallabies etc

COUNCIL CHARGES –

General Rates – \$2349.22 half yearly discounted amount (approx)

Water Access Charge – \$377.40 net per half year plus usage

It's "JUST" time discover & decide on a 'rare as hen's teeth' opportunity NOW!