

# 11 Pendoma Drive, Hodgson Vale, Qld 4352



## House For Sale

Thursday, 16 May 2024

11 Pendoma Drive, Hodgson Vale, Qld 4352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4017 m2**

**Type: House**



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## Offers to Purchase

This meticulously renovated family home offers four spacious bedrooms, three expansive living areas, a contemporary kitchen, extensive covered outdoor entertaining area, and a double lock-up garage. Set on a 4017m<sup>2</sup> lot with picturesque lawns and mature shade trees, this property is conveniently located just five minutes from Toowoomba. Features: Gourmet Kitchen: High-end stainless steel appliances, including an Ilve oven, five-burner gas cooktop, and AEG dishwasher. Central waterfall island bench and generous walk-in pantry. Living Areas: Open-plan dining area seamlessly connected to a large family room with a fan-forced wood heater and reverse cycle air conditioning. Formal lounge and dining room with a gas fireplace, ceiling fan, plantation shutters, and an adjacent office with storage. Bedrooms: All bedrooms feature ceiling fans and built-in robes. Master suite with morning sun exposure, a contemporary ensuite, and a spacious walk-in robe. Bedroom two, reverse cycle air-conditioned, with direct access to the outdoor entertaining area, suitable for a professional office. Bedrooms three and four with ample storage, located near the new family bathroom and modern laundry equipped with ASKO appliances. Outdoor Space: Expansive covered alfresco area accessible via a breezeway or the manicured garden with a water feature. Firepit area, storeroom, and additional toilet located next to the double lock-up garage with high shelving. Beautifully maintained gardens with sheds, veggie patches, a chook house, compost bays, and a tree-lined gully for natural privacy. Additional Amenities: Private bore providing potable water. Two rainwater tanks (5000 gallon poly and 3000 gallon concrete). Concrete driveway. Crimsafe screens, NBN connectivity, and WiFi booster. Instant gas hot water system, security cameras, and motion-detecting lights. Gazebo, water treatment plant, timers, and drippers for garden beds. Cubby house and sandpit for children. Enjoy unparalleled privacy, tranquility, and an abundance of birdlife just minutes from town. Hodgson Vale offers a range of amenities, including a convenience store, coffee shop, Lions Park, sports facilities, and easy access to the school bus. Rates: \$978.44 per half year Water Access Charge: \$314.59 per half year No excess water charges This exceptional family home is perfect for a growing family