

**11 Wolff Street, Cotswold Hills, Qld 4350**



**House For Sale**

Wednesday, 15 May 2024

11 Wolff Street, Cotswold Hills, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



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## Offers Over \$649,000

This stunning Top of the Range home inspires modern living with a focus on space, privacy, and family flexibility across a single level. It's positioned within a peaceful setting, an impressive front façade plus a tranquil entertaining area. The home features 4 spacious bedrooms with built-ins and ceiling fans, the master bedroom includes ensuite and spacious walk-in robe, modern sheer curtains with block-outs plus a gorgeous family bathroom with a separate bath and shower. The stunning kitchen is a sleek culinary delight, equipped with electric cooking, dishwasher and is framed with striking sleek cabinetry, Hampton style splashback, modern benchtops plus the added bonus of a large pantry overlooking the spacious open plan living/dining area with air-conditioning, there is room for everyone! Outside offers a tiled undercover entertainment area, overlooking the low-maintenance backyard, fantastic for those morning coffees or afternoon BBQs with family and friends. There is plenty of room for the kids and pets to play in the fully fenced 540m<sup>2</sup> block plus side access with double gates. This luxurious family home is designed to take full advantage of the pleasant Queensland weather, it provides a seamless transition between indoors and out. Well-thought-out details include security screens to doors, a crisp colour palette with modern timber-look flooring, great storage in the internal laundry, a double remote garage with internal access, a garden shed, a rainwater tank, and a profusion of glass for natural light. The location and family lifestyle presented is unparalleled and only a short drive to the Toowoomba CBD, shops, doctors, cafes, parks, and more. Impressive in scale and design, this magnificently appointed family home is an opportunity not to be missed. Prepare to fall in love! General rates: Approx. \$1,128.12 net per half year Water rates: approx. \$315.29 net per half year plus consumption Primary school state catchment: Fairview Heights State School High school state catchment: Wilsonton State High School Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.