

126 ROSE AVENUE, Minden, Qld 4311



House For Sale

Tuesday, 21 May 2024

126 ROSE AVENUE, Minden, Qld 4311

Bedrooms: 4

Bathrooms: 2

Parkings: 16

Area: 4000 m2

Type: House



Mitch Edwards
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Hayley Picker
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\$1,199,000

Rarely does an opportunity arise to acquire such a comprehensive property conveniently situated near by to everything! Positioned on 4000m² of flood-free land, the standout feature of this residence is its expansive 42m X 7m fully council-approved shed, equipped with power and lighting. This colossal space can accommodate up to 14 cars, serve as a workshop, storage area, or even a versatile party venue. The rear section of the shed is finished with two 8kw air-conditioning units, ideal for a workshop or entertainment space - both the sheds have new floor lining as well. Adding to the allure is the stunning 9m X 4m salt-water inground pool, complemented by a fire pit and a covered entertaining area perfect for hosting guests year-round. The low-maintenance gardens enhance the outdoor ambiance, offering a picturesque backdrop to the house and pool. Additionally, there are two gravel hardstand pads at either end of the backyard, ideal for parking trailers, equipment, or additional storage. Not to be upstaged by the sheds; the interior of the home is equally captivating. Featuring a fully insulated rear patio, recently installed 14kw ducted air conditioning, new lighting and switches, and a 5kw solar system, there's nothing left to do but move in and enjoy. The stylish kitchen boasts stainless steel appliances, ample dining space, and a spacious living area. All four bedrooms are equipped with fans & built-in wardrobes, while the master bedroom includes an en suite. Tinted windows help reduce energy costs and maintain a cool interior, complemented by security screens on all windows and security doors at exits. Nestled in a quiet estate surrounded by similarly stunning properties, this feature-packed residence offers convenience to local schools, with Minden Primary School just 4 minutes away and Lowood High School a mere 12 minutes away. Shopping options abound, with Plainland (11 mins), Fernvale (20 mins), and Ipswich (25 mins) within easy reach. For those considering a central location for their business, Toowoomba is approximately 55 minutes away, while the Gold Coast is approximately 90 minutes away, making this property an ideal home base for various trades and services.

In Brief: - 4 bedrooms, 2 bathrooms, space for 16 cars - Steel frame house - Master bedroom with walk-in robe & en-suite - 14kw ducted air-con, less than 12 months old - New lighting, fans, light switches and power points - Recently repainted through-out - 42m X 7m shed, powered, new lighting - 2 x 8kw air-cons in back section of the shed - All internal sections of the shed have had the floors lined - 4000m² block, fully fenced - 9m x 4m in-ground salt water pool + entertaining area (18m X 4m) - Fully length of the house, insulated patio cover - Tinted glass windows to the house - Completely flood free, no rear neighbours

Distance & Time (by car): Minden State School: 4.1km (5 mins) Lowood State High School: 12.8km (12 mins) Rosewood State High School: 16.9km (18 mins) West MAC: 22km (17 mins) Faith Lutheran College: 19km (17 mins) Woolworths @ Plainland: 17.9 (16 mins) Woolworths @ Fernvale: 21.6 (21 mins) Woolworths @ Brassall: 26.6 (23 mins) Toowoomba CBD: 67.9km (53 mins) Gold Coast CBD: 123km (86 mins)

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