

**13 Fallon Drive, Middle Ridge, Qld 4350**

**House For Sale**

Wednesday, 17 April 2024

HELEN  
AUSTIN

13 Fallon Drive, Middle Ridge, Qld 4350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 708 m2**

**Type: House**



Helen Austin  
0439962801



Madeline Brookman  
0474119232

## Offers to Purchase!

OFFERS CLOSE TUESDAY THE 7TH OF MAY AT 5PM - UNLESS SOLD PRIOR. Prepare to be impressed by what's available at this stunning home, it is move-in ready and boasts every amenity you could desire. Meticulously maintained, it features four generously sized bedrooms, a fully equipped office, a sunlit living room, a spacious family living area, dining space, and kitchen. Additionally, the third living area seamlessly transitions into an indoor-outdoor room overlooking a breathtaking pool, perfect for entertaining in the upcoming summer months. Plus, enjoy the convenience of a three-car garage, with one providing convenient backyard access.- All AEG appliances: Bluetooth-connected hob, 900mm induction cooktop, Pyrolytic self-cleaning oven, 600mm steam oven, multifunction cooking and vacuum drawer- Zip tap with hot, cold, and sparkling water (new filter)- Open plan kitchen, living, and dining with skylight- Ducted heating and cooling- Brand new sheer blinds/curtains- LED lights- New wool carpet (last 2 years)- 2 living areas- Main bedroom: Walk-in robe, built-in robe, ceiling fan & ensuite (his and hers basin and shower heads)- 3 additional bedrooms: Ceiling fans, built-in robes.- Office - Bathroom: Separate shower, bath & heated towel rail- Internal entertainment area with rangehood (ready for BBQ), wine fridge, ceiling fan- 5 KW solar panels- Heated saltwater pool- Water purifier: Whole-house filtration system (new filters)- 22,500L inground rainwater tank, retractable hose reel- Security: Back-to-base alarm system (accessible via mobile phone), security cameras linked to mobile alerts- Crimsafe fitted to all windows and doors- Drive-through access to backyard from 3rd car accommodation- Google Nest doorbell with camera for mobile communication  
General rates net 1/2 year - \$1744.94  
Water access charge net 1/2 year - \$314.95  
Allotment - 708m<sup>2</sup>