

13 Ryder Avenue, Highfields, Qld 4352

House For Sale

Friday, 10 November 2023



13 Ryder Avenue, Highfields, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type: House



Jacqui Walker
0746386100



Harsha Kumarasinghe
0423672332

\$850,000

MORE THAN DESERVING of its place on the 'Avenues of Highfields', Harsha Kumarasinghe presents this FLAWLESS SEARCH-ENDER with absolutely everything thought of - and NOTHING OVERLOOKED! 13 RYDER AVENUE is a scroll-stopper. It's CERTAIN TO END YOUR SEARCH, with:- Executive street appeal, designer roofline and EXECUTIVE FACADE- Immaculate GARDENS::: Huge amount lovingly invested ... now YOU can take the credit!::: Blooming moments and blissfulness is promised- Impressive entry experience from the Porch::: Glamorous GLASS door::: This saturates the formal entry / hallway with NATURAL LIGHT::: Compelling CHANDELIER- Premium DUCTED Air Conditioning and CEILING FANSSIX MORE fabulous features:- Privately positioned MASTER SUITE ::: With the XL Walk-In Robe of your dreams ... oh you have to see it!::: Glamorous ensuite with floor-to-ceiling tiles, large shower, vanity and toilet- Fabulous ACTIVITY ROOM with Study Nook::: This frames the additional 3 Bedrooms, each with built-in robes::: Complimented by Powder Area with designer lighting::: Designer Bathroom with feature bathtub, large shower, floor-to-ceiling tiling::: And private Toilet::: There's a total of 4 BEDROOMS across this whole home- The MEDIA ROOM your family wants!- Wow, look at that walk-thru BUTLER'S PANTRY::: Generous preparation bench over the cupboards::: And look at all those shelves ... so great!::: Allocation for a large fridge / freezer- 3 highly-functional bench areas to the LARGE KITCHEN::: Dishwasher and sink zone overlooks the sublime gardens::: Then there's the oven and stove zone::: And a glamorous island counter::: Contemporary black, white and earth colours- All this overlooks the UPSIZED open-plan LIVING AND DINING Area::: Which spills to the under-roofline covered Outdoor Entertainment AreaALSO:- The internally accessible automatic DOUBLE GARAGE you expect::: With a very handy storage cupboard- And LAUNDRY ROOM with large linen cupboard, bench, and integrated sinkOUTSIDE DISCOVER:- 'Crimsafe' security screens, for maximised peace-of-mind- A spacious COVERED OUTDOOR ENTERTAINMENT AREA, with handy sink::: Built under the roofline- This continues to a lovely sunny outdoor zone, perfect for lounging after the BBQ- Framed by HEAVENLY GARDENS ... simply sublime!::: A significant investment has been lovingly poured in to these gardens- Fenced backyard- Allotment size: 632 Sq MtrsWHAT'S NEARBY?- 230m to Sandy Brennan Park- 2.3km to Coles and Shops at Plaza Circle - 2.4km to Highfields Primary School- 2.6km to iconic Chocolate Cottage and Village Green- 3.6km to Highfields State Secondary College- 15.1km to Sports Club / Toowoomba CBDIMPRESSIVE FROM ARRIVAL TO DEPARTURE - and set in the esteemed 'Avenues Of Highfields' - everyone will want this Home but only one family can make it theirs!WILL THAT BE YOU? High interest anticipated, so you'll need to TAKE ACTION FAST!24/7/365, The Jacqui Walker Sells Team is here to assist with your questions or inspection request. You're also invited to the Open For Inspection. Please feel welcome to SMS, call or inbox us anytime. SEE NOW!***USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1,190.22 before discount 1/2 yr- Recent Water Infrastructure Charge: \$350.32 before discount 1/2 yr + consumption- Real Property Description: Lot 466 on Survey Plan 321885- Local Government Area: Toowoomba Regional Council- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.