

15 Kurrajong Court, Meringandan West, Qld 4352

House For Sale

Thursday, 11 April 2024

15 Kurrajong Court, Meringandan West, Qld 4352

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 2909 m2

Type: House



Zac Turley

0477300121

Interest Above \$639,000

Situated in the heart of Meringandan West, this charming family home is conveniently close to local schools and shops, with the Meringandan Produce and Trading store within walking distance. It graces an elevated and spacious 2,909m² lot, providing breathtaking views towards the North-East. A mere 10-minute drive to Highfields and 15 minutes further to Toowoomba, it strikes the perfect balance between accessibility and serene country living. Whether you're a first-time buyer exploring Meringandan West or a family seeking a peaceful escape from city life, this property caters to your needs. It also appeals to those downsizing from larger estates out West, offering a harmonious blend of functionality and tranquil living. With ample distance between neighbours, you'll enjoy enhanced privacy and a sense of calm that's hard to find elsewhere. As soon as you step inside, the remarkable quality of this home becomes evident. Recently refreshed with a full internal makeover, it boasts a fresh coat of paint, new timber plank flooring, and plush carpets in most bedrooms. Designed with family life in mind, its well-thought-out layout caters to various needs. The main bedroom, positioned at the front, offers direct access to the main bathroom, which can be conveniently reached from both the bedroom and the hallway. Just past the main bedroom, you'll find the spacious formal lounge room on this side of the home. It features an air-conditioner for added comfort and enjoys a private setting shielded from the road by established hedges. Whether you're watching your favourite game or relaxing after a busy day, this cozy space offers the perfect retreat. On the southern side of the home, the other bedrooms seamlessly connect to the open plan living and dining space. Additionally, there's a versatile room beyond bedrooms two and three that could easily transform into a fifth bedroom, games room, or a cozy retreat for teenagers - the possibilities are endless. The kitchen boasts ample bench space and high-quality appliances, including a nearly new oven, electric cooktop, and dishwasher. It features a spacious pantry and a generously sized area for a fridge, allowing you to choose the perfect one without compromising on size. Property Features: - Kitchen with good storage, quality appliances, and ample pantry/fridge space. - Updated main bathroom with shower, bathtub, vanity, and two-way access. - Generous-sized main bedroom with Eastern aspect. - New timber plank flooring throughout. - Freshly painted interior. - Rental appraisal available on request, \$530 - \$560 per week. - Panasonic air-conditioner in front lounge. - Built-in wardrobes in three bedrooms. - Smoke alarm compliant and NBN connected. - Two street access for the property. - Second living area for versatility. - Panoramic North-East views from front lounge and yard. - Spacious covered alfresco area with Eastern aspect. - Room for a caravan, 3m x 3m lawn locker, and 6m x 4.5m shed. - Established gardens on an elevated 2,909m² allotment. - Fully fenced with security screens throughout. - Quiet cul-de-sac location. - Tinted windows. School Catchment: - Prep to Year 6: Meringandan State School - Year 7 to Year 12: Highfields State Secondary College Property Rates: - General net ½ yearly: \$866.58 - Water net ½ yearly: \$315.29 + consumption. Adjacent to the open plan living and dining areas, as well as the multi-purpose room, is a generous covered alfresco space that can double as additional car accommodation. The current owners have highlighted this area as ideal for gatherings with loved ones, shielded from the Western sun in the afternoons. It also serves as a lovely spot for enjoying morning coffee while taking in the scenic views. The property's established gardens include vegetable beds and offer plenty of space for further enhancements, adding even more value to the home. Additionally, there's a fantastic 6m x 4.5m shed with gate access from Peters Road, along with a 3m x 3m lawn locker and a rainwater tank outdoors. Experience more than just a property; step into a lifestyle ready to be embraced. Make 15 Kurrajong Court your new home before it's too late. Contact Zac Turley now to arrange a private viewing and discover the charm and convenience this property offers. Alternatively, join us at one of our scheduled open houses. The sellers are committed elsewhere after almost two decades of ownership, making this a unique opportunity you won't want to miss. Your next chapter begins in Meringandan West!