

**15 Rosella Gardens Drive, Meringandan West, Qld  
4352**



**Sold House**

Monday, 11 December 2023

15 Rosella Gardens Drive, Meringandan West, Qld 4352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1756 m2**

**Type: House**



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## Contact agent

The ultimate package, tucked away in one of the more tightly held pockets of Meringandan West; just 5 homes selling in the last 2 years. A family friendly community ensures a nice place to live whilst making one of your biggest investments. The current family having lovingly curated the property to suit the fussiest of buyers. The driveway to the shed has been poured thicker than normal to cater for large vehicles/trucks also having wide access to allow for caravans and trailers. Just 20 minutes to Toowoomba, 10 minutes to Highfields, 5 minutes to the Meringandan Pub, surrounded by multiple parks and short drive to Meringandan State School. - 4 generous bedrooms, all with built-ins, fans, master with ensuite and walk in robe.- Neat and tidy bathroom, separate bath and shower.- Separate toilet - Separate media room- 2 walk in linens - Big kitchen looking out across the back yard, with open plan living connecting to the lounge room and dining area. Ample cupboard and bench space, dishwasher, double sink & electric oven/stove.- Internal access off the remote-controlled double lock up garage. - Large covered entertaining area with views to the surrounding mountains and farming land, with the total space being 7.6 x 5m!- Powered 8x10m shed, 3 bays, the 2 roller doors with extra high clearance at 2.75m and the 3rd workshop bay with a PA door & 3 windows for ample natural light. - 2 tanks to keep the garden and lawn lush.- Established well thought-out gardens, designed to be fairly low maintenance but aesthetically appealing.- Built-in kid fort/playground area.- Large flat rear yard, ideal for the kids to kick a ball or keep the dogs entertained.- Behind the shed is a vegetable garden area that is completely separated from the back yard, with the option of it being utilised as a dog pen.- Garden shed- Top Of The Range Builders - constructed in 2015 by Gary Langes team.