

2 Gowrie Junction Road, Cotswold Hills, Qld 4350



House For Sale

Tuesday, 30 April 2024

2 Gowrie Junction Road, Cotswold Hills, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 6526 m2

Type: House



Jacqui Walker
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Offers from \$799,000

THIS SPACIOUS HOME - with an upsized living area that captures an ideal north outlook to enjoy the whole day's lovely passing sun - is presented by Jacqui Walker, and offers you 4 Bedrooms, 2 Bathrooms, a DOUBLE GARAGE and a Detached BONUS SHED topped by 20 SOLAR PANELS. There's also a covered, massive Entertaining Area, and it's all set on an ACREAGE CORNER ALLOTMENT in beautiful Cotswold Hills. FABULOUS FLOORPLAN FEATURES:- 4 Bedrooms, all generously sized ::: Main with ENSUITE and WALK-IN ROBE::: 3 of 4 Bedrooms with built-in robes- Huge Living / Dining Room::: Wow, look at those heavenly RAKED CEILINGS::: Lovely light-filled outlook in 2 Directions- Second Living Room- 2 Bathrooms total- Attached DOUBLE GARAGE- Bonus detached POWERED SHED::: With 2 Roller Doors ::: It's larger at 12m x 6m::: 20 Solar Panels atop- Large Covered Entertaining Area- Approx. 305 Sq Mtrs under the roofline- All set on over an Acre-and-a-Half::: 6,526 Sq Mtrs to be precise SPACIOUS KITCHEN DEEP-DIVE:- Lots of bench space to the spacious Kitchen- Plenty of drawers- Endless cupboard storage- Chores done sooner, thanks to the DISHWASHER- Double sink- Microwave recess- Wall oven- And REVERSE-CYCLE AIR Conditioning ALSO:- Lovely FORMAL ENTRY to the south-side of the home::: With immediate view to the lovely Entertaining Area- Laundry Room- A deep Linen Cupboard- Main Bathroom with bathtub for a soak, corner vanity, and shower- Private Main Toilet ACREAGE LIVING OFFERS YOU ALL THIS:- The LEVEL ALLOTMENT is 6,525 Sq Mtrs::: That's more than 1.5 Acres!- And it's on a value-adding CORNER ALLOTMENT, corner Rocky Ridge Court- Double garage faces north, slight north-east- Front door faces south, south-east- Secure parking for 4 Cars::: Double Garage::: 2-Bay detached Shed with Double Roller Doors- 6.9m x 9.2m Covered Entertaining Area- Home probably built early 1990's SO WHAT'S NEARBY?- 2.6km to the Local Aldi- 3.4km to Fairview State Primary School- 4.7km to Wilsonton Shopping Centre- 4.7km to Wilsonton State High School- 4.8km to Gowrie Junction Progress Hall- 7.0km to Toowoomba Showgrounds- 8.4km to Grand Central Shopping Centre / CBD- 9.0km to Charlton business hub- 13.3km to Toowoomba Wellcamp Airport WHO'S WHO?- Time your settlement to May 27, 2024 and move in yourself- Currently earning \$540 per week until May 27, 2024::: That's a 3.51% gross rent yield ALL THAT SPACE ... secure parking for 4 Cars ... the level, CORNER-ALLOTMENT ACREAGE. Here, you've met YOUR NEXT LOVE STORY! THE ONE to see. SO FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is available right now to answer your questions. PLAN TO SEE SWIFTLY! ***HANDY INFO courtesy of The Jacqui Walker Sells Team:- Allotment Size: 6,526 Sq Mtrs ... just over 1.5 acres- Recent General Rates: \$955.78 net 1/2 yr approx- Recent Water Access: Generally \$315.29 net 1/2 yr + use- Real Property Description: Lot 6 on Registered Plan 186848- Local Government Area: Toowoomba Regional Council- State School Zone: Fairview Primary, P-6; Wilsonton High, 7-12- Disclaimer: All care taken, however you're encouraged to independently verify all figures and indications.