

20 Goulds Road, Cabarlah, Qld 4352



House For Sale

Sunday, 26 May 2024

20 Goulds Road, Cabarlah, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: House



Anthony Mackin

0409227944

Offers over \$1,295,000

Escape the ordinary and embrace a lifestyle of serene acreage living with this beautiful family estate nestled on 5 private acres on the edge of Highfields! Boasting a thoughtfully designed and well built home, 20 Goulds Road Cabarlah offers a perfect blend of modern comfort and convenience with spacious living areas, amenities and a warm, inviting atmosphere in a private oasis with tonnes of storage space! This home provides endless opportunities for its new owner, with the possibilities of dual living, Airbnb and room for the extended family! This private, spacious property is just a stone's throw to the heart of Highfields and includes plenty of outdoor amenities with features designed for both function and leisure. For gardening enthusiasts, there's a large, 3-tiered garden area, fruit trees, secure spring-fed water supply, and a picturesque tiled garden area, which hosted an outdoor summer wedding with over 200 people. Two side-by-side, powered, double lock up garages with an accompanying an extra strong 12m x 12m powered shed with 5 meter roller doors and concrete floors, provides plenty of storage space while accommodating multiple vehicles easily. These include a 2 bay workshop, lunchroom and a lined, tiled office perfect for dual living conversion. If you want to run a business from home, are someone with a serious hobby, or would like to offer your friends storage for boats and caravans this could be the property for you. This property has the potential for significant capital growth. The property showcases an expansive veranda overlooking well-maintained drought resistant native gardens, parkland acreage, and a tranquil tree-lined bubbling creek. Nestled close by is a natural spring-fed soak well providing ample year-round water supply to the entire property through an irrigation license held by the current owners. The freshly surfaced, double entry horseshoe driveway delivers you to the expansive and welcoming entry. Inside the residence, you'll find cathedral ceilings, spacious rooms, dual living areas with rose gum timber flooring throughout, large glass windows and sliding doors flooding the home with natural light. 5 split system reverse cycle air conditioners provide year round heating & cooling. A large wood fireplace in the main room heats over 30 square meters of living space and a cozy fireplace in the formal lounge provide comfort and warmth for those early mornings and romantic evenings. The open plan gourmet kitchen is graciously appointed with Caesar stone bench tops, a European top-of-the-line Miele® dishwasher and 6-burner Ilvie 900mm gas/electric combination stove and cooktop. The kitchen opens to a western facing, paved patio area with enclosed fire pit for winter-taining and an eastern paved patio for summer alfresco entertaining. Originally built in 1980, this home has been carefully maintained and thoughtfully updated throughout the years to a secluded, modern oasis. With two master bedrooms at either end, each with its own split system reverse cycle air conditioner, you are presented with year round comfort and convenience. Attend the monthly markets at the Cabarlah Showgrounds, stop in at the historical Farmers Arms Tavern, the popular Meringandan Pub for a counter meal, or enjoy the wine and fine dining at Rosalie House in Meringandan a short drive away. This property is unrivalled in every category with a long list of must-see features. This home of distinction includes:

- Entertainer's kitchen with premium Miele® appliances and soft-close cabinetry
- Plumbed in Fridge
- Large separate hot/cold beverage station enclosed with dual bi-fold doors
- Pendant lighting features and LED down lights in main living area
- Cathedral ceilings large windows bathing living spaces in natural light
- Canadian ducted central vacuum system
- Two bathrooms, three toilets
- Two master bedrooms
- Ensuite with spa bath and large double shower
- Polished rose gum flooring throughout
- Insulated ceiling and bedroom walls
- Integrated data points and TV points throughout
- Extra large laundry/office with lots of storage
- Extra large living area with 3 ceiling fans
- Two double lock-up garages
- Office and lunch room (possible dual living conversion)
- Eight car lock up garage with two 5 meter wide roller doors
- Large 2 bay workshop
- Extra wide 3 meter verandah overlooking the natural parkland acreage
- 3x3 meter tiled garden alfresco area
- 6x6 meter tiled alfresco area with custom enclosed fire pit
- 5KW Solar System (upgradable to 30 Kw)
- Two 20,000 Liter Water Tanks
- 3 phase power
- Permanent spring fed soak well with current irrigation permit for the whole property
- Dual living potential

Conveniently located 2 minutes drive to the thriving centre of Highfields and 20 minutes from Toowoomba, Cabarlah is the perfect option for people wanting a quiet lifestyle with a little bit of space within easy access of day to day conveniences, schooling, shopping & healthcare. Highfields' strategic location and growth trajectory make this property a valuable asset for astute investors looking to capitalize on the region's development. This refined estate rarely appears on the market. Call me to secure your chance to inherit this timeless treasure. Rates: \$1,338.29/half yearly net. No water meter on premises.