

# 2265 Murphys Creek Road, Ballard, Qld 4352

## House For Sale

Tuesday, 21 May 2024

2265 Murphys Creek Road, Ballard, Qld 4352

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1960 m2**

**Type: House**



Grant Nissen



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## Offers Over \$529,000

Discover tranquilly just minutes from Toowoomba's vibrant heart. This charming 3-bedroom residence is nestled on just under half an acre, offering the perfect blend of rural serenity and urban convenience. Step inside to find a spacious, air-conditioned open plan living/kitchen/dining area, perfect for modern living and entertaining. Each bedroom features built-in wardrobes, with the main bedroom boasting reverse cycle air conditioning for year-round comfort. The true highlight of this home lies beneath the house, an expansive outdoor area complete with built-in bar, ideal for hosting gatherings or simply unwinding while enjoying the creek views. Experience the best of both worlds, a peaceful rural setting within easy 10-minute drive to Toowoomba's CBD. Don't miss the chance to make this tranquil haven your new home.

**At A Glance:**

- 3 Built-in bedrooms
- Reverse cycle air-conditioning
- Open plan living
- 1,960m<sup>2</sup> allotment
- 45,000L rainwater storage
- Built-in bar/entertainment area
- Running spring fed creek
- 10 minutes to Toowoomba's CBD

**Additional Information:**

- State School Catchments – Harlaxton SS & Toowoomba SHS
- Nearby Private Schools – Downlands College & Toowoomba Christian College
- Cafes/Restaurants – Spring Bluff Café, Blue Mountain Hotel & Murphys Creek Tavern
- Parklands – Skyline Drive Escarpment Park, Nugent Park & Grey Gums Drive Open Space
- Lifestyle – Northpoint Shopping Centre, Blue Mountain Hotel & Highfields Plaza
- NBN – Fibre to the Node (FTTN)
- General Rates (half year) - \$1,044

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