

# 27 Ridge Drive, Cambooya, Qld 4358

## House For Sale

Saturday, 13 April 2024

27 Ridge Drive, Cambooya, Qld 4358

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 886 m2

Type: House



Erin Foley

0447788792



Andrew Webster

0477589758

## UNDER CONTRACT

Immaculately presented and with a seamless layout, this property will impress you from the second you walk through the front door. Situated on a fully fenced, low maintenance 886m<sup>2</sup> corner block and secured behind an electric gate, this modern residence is located in the growing family community of Cambooya. This property has everything your family has ever dreamed of with the added luxury of a huge 7.5m x 12m powered shed with electric roller doors to store all the toys! 27 Ridge Drive boasts a large designer kitchen with ample amounts of storage and a huge open plan living and dining space. Cleverly designed, the residence also features an additional media room along with 4 built in bedrooms and a master suite with ensuite plus walk in robe. With most of the home capturing warming northern sun, the private alfresco area is the place to entertain overlooking the immaculately presented low maintenance yard. An inspection is a must!

**FEATURING:**

- 4 built in bedrooms – Master with walk in robe and huge ensuite
- Ceiling fans and air conditioners in 3 bedrooms
- Designer kitchen with ample cupboard space, stone benchtops and quality appliances
- Additional blacked out media room with cavity doors for the ultimate in home cinema experience
- Open plan living area with air conditioning
- Beautifully appointed main bathroom with bath, shower and separate toilet
- Great sized laundry
- 2x rainwater tanks
- 6 car accommodation – all remote access
- 7.5m x 12m powered shed with electric roller doors
- 13.2kw solar system (34 panels)
- Hard wired security system with 8 cameras and 2TB hard drive
- Electric gate
- Fully fenced north eastern facing corner block
- Insulated north facing alfresco with ceiling fan for comfort all year round
- 20 minutes to Toowoomba CBD in the beautiful and growing community of Cambooya

Council rates - \$825.69 per half year  
Water rates - \$261.69 (plus usage)

**Disclaimer:** Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.