

30 Garrett Road, Meringandan, Qld 4352



House For Sale

Friday, 3 November 2023

30 Garrett Road, Meringandan, Qld 4352

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 2500 m2

Type: House



Scott Griffiths

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Offers Over \$520,000

A great opportunity in Meringandan. Situated on the high side of the road with a rural feel. This is a quality-built and finished brick veneer home with a Colorbond roof and plasterboard interior walls. The concrete paths around the house ensure foundation stability. It offers an attached double car accommodation and a spacious covered back patio. On entering the home, you'll find a comfortable lounge/sitting room leading to a second lounge area with a split-system air conditioner, wood heater, and bay window. The dining area connects to a modern galley-style kitchen with a breakfast bar, a convenient pantry, "stone" benchtops, a built-in dishwasher, wall oven, microwave, and induction hot plates. The house includes three spacious bedrooms with built-ins, double power points, and in the main bedroom, there is a bay window and split-system air conditioner. The main bedroom also has access to the main bathroom that features large ceramic tiles to the ceiling, a "stone" benchtop, 2 separate basins, with separate lighting, and independent oval mirrors. Throughout the home, the large ceramic tiles provide a stylish, easy-to-maintain flooring option. The home is well-lit with ceiling downlights, double and triple switches in the hallway, and hardwired smoke alarms that are compliant with safety standards. There are also computer and TV connections in the main bedroom. The ceiling insulation throughout helps keep the home cool. The doors and windows have security screens and window tinting on the western side of the property. The attached double carport has access to a large, covered patio, featuring a fixed lockable black cupboard and a 1m x 3m powered lockable storage shed. The property boasts a large, powered shed (7.5m x 9m) with four large ceiling lights, six power points, a 15-amp point for welding or van plugin, and two powered roll-a-doors. Attached to the shed is a 6m x 6m covered cement floor car/van port. Other features include a 1,500-liter rainwater tank, a solar electricity system with 20 panels generating 6.5 kW, resulting in low (\$0 - \$30) monthly electricity bills. The house is NBN connected, offers good mobile connectivity, has a septic system, town water supply, and garbage collection services. This is a well-maintained home with a wealth of features. Come to the open house or ask for a private inspection; it is well worth a look. Ph. Scott 0409 640 844 or Email: scott@spp.net.au for an appointment.