

31 Lilly Avenue, Cawdor, Qld 4352



House For Sale

Friday, 3 November 2023

31 Lilly Avenue, Cawdor, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 3000 m2

Type: House



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Offers To Purchase Ending October 30th, 2023

Positioned on the high side of the street, offering a perfect North/East aspect to the rear with a large 12mx7m powered shed all sitting on just over 3/4 of an acre - 31 Lilly Ave in Cawdor will tick all of the boxes for today's modern family wish list. Cawdor has fast become one of our regions most in demand suburbs, situated just 20 minutes from the Toowoomba CBD, a quick 5 minute drive to the Highfields Shopping Center and a convenient 7 minutes to the Highfields School, the location speaks for itself. The demand in this suburb has heavily outweighed the supply, commonly we have found Cawdor residents simply don't wish to leave. The home itself offers:- Four bedrooms, all with reverse cycle air conditioning, ceiling fans and built in robes. The master boasts a walk in robe and ensuite- Two bathrooms with the family bathroom offering shower and separate bath- Double lock up garage with internal access - 12mx7m powered shed with separate concrete driveway access (2.6m high access) - Large covered alfresco with North/East aspect-- Office with built in cabinetry - Two living spaces - Crimsafe security screens to all windows and doors - Two rainwater tanks (22,500L & 10,000L) both plumbed to house - High ceilings throughout - Kids play gym * Rates: \$1,071.97 Per half year* Water: \$315.29 Per half year There's no doubt the 3,000sq/m allotment with access to a large shed is the drawcard for this home however, please do not discount the impressive and comprehensive features within this family home. The family space is smothered in natural light from the many North/East facing windows and doors. The kitchen is central and boasts stone waterfall benches, quality electric appliances and an abundance bench space. The kitchen seamlessly flows to the living and dining space and through the stacker doors to your alfresco. Of course this space is kept comfortable all year round with reverse cycle air conditioning. To arrange an inspection please contact Matt Hawkins on 0423 120 232 or send your enquiry to matt.hawkins@ngurealestate.com.au