

# 32 Menzies Street, Middle Ridge, Qld 4350

## House For Sale

Friday, 3 May 2024

32 Menzies Street, Middle Ridge, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 718 m2

Type: House



Murray Troy  
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## Expressions of Interest Above \$829,000

This classic federation style home is set on a fully fenced 718m<sup>2</sup> corner allotment and was built by the Award Winning Arden Vale Homes in 2003. It is situated in a prime position in the Prime Minister Estate Middle Riddle on the corner of Menzies and Howard St set among other proud quality homes in the estate. Enjoying views directly overlooking the beautiful Menzies St Parkland, it is just a few minutes drive to The Ridge Shopping Centre, Aldi & Toowoomba Kmart Shopping Complex, and within walking distance to the Middle Ridge State Primary School and Highlands Christian College. Just 5 minutes down and into the CBD makes it a very convenient place to call home. The home has been designed, built, and occupied by its only and original owner who has lovingly cared for and maintained it ever since. Now made available and offered for Sale, ready for its next family to enjoy and make lasting memories within the walls of this great family home. Its striking street appeal is accentuated by external character elements such as the filigree insets in each roof gable, the federation style fret work between the brick pillar bases of the sets of twin verandah posts. Stepping inside, we find the huge spacious air-conditioned open plan combined kitchen, casual dining and living room which opens out to a covered rear outdoor entertaining and alfresco area, which in turn spills out onto the rear lawn and secluded private rear courtyard and established gardens. The kitchen is finished in classic style cabinetry and stone look benchtops. It is well appointed with an electric wall oven, electric cook top and rangehood, dishwasher, plenty of bench space, cupboards and a walk in pantry. The kitchen is centrally located as the hub of the home enjoying the proximity of the casual dining and living areas. It enjoys a nice leafy outlook beyond the alfresco area to the greenery of the rear gardens. It's a great home to host the largest of gatherings of family and friends for all those special occasions. The formal lounge room is a grand room featuring newly laid brand plush carpets, large deep windows with views over the park, a feature plaster ceiling rosette, and the timber fret work archway off the entry adds to the regal flavour of the room. All four bedrooms are built in and are queen size bedrooms. The master suite is designed to spoil you with air conditioning, the large walk-in-robe, and ensuite. As seen on the Floor Plan, the master bedroom opens directly out to the covered rear entertaining area, as does bedroom three. Bedroom two enjoys a nice view to the park land, and bedroom four doubles as your office which is conveniently located near the generous entry foyer of the home. The side door access to the office makes its use as an office very practical for those working from home and receiving visiting clients. All bedrooms and the office have had brand new plush carpets installed. The main bathroom is a spacious big family bathroom finished in timeless white and charcoal tiles, with separate bath and shower recess. It is located across from the galley style laundry which boasts plenty of bench and cupboard space including generous linen storage and shelving. Other features of the property include: Easy Care timber look vinyl plank flooring in the kitchen dining and living areas. Attached remote controlled double lock up garage. Lockable windows and fly screens throughout the home. Insulation in the Ceiling and walls. NBN Connection. Slim Line aqua plate rainwater tank. Garden Shed. Side street vehicle access to the rear yard via double width timber gates on both sides of the home. Fully privacy fenced rear yard finished in hardwood timber. Rates - \$1592.20 net per half year. Water Access - \$315.29 net per half year. This prime positioned special 718m<sup>2</sup> allotment was astutely selected from the Clive Berghofer developed Prime Minister Estate before the lots were released and made available to the public. Don't miss this opportunity to make this well situated home your own and appreciate the views over the park and beyond to the city lights of an evening, and the convenience of nearby shopping centres, schools, medical centres, and other essential services. Your inspection is highly recommended. Contact the Agent Murray Troy to arrange your private inspection, or please attend one of our scheduled Open Homes.