

**39 Wood Drive, Middle Ridge, Qld 4350**



**House For Sale**

Monday, 30 October 2023

39 Wood Drive, Middle Ridge, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Marina Wedge  
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Andrew Carter  
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## Auction

Position buying at its very best, this immaculate residence presents a magnificent opportunity to secure a very private and low maintenance gem. An excellent design has positioned two spacious living areas and an extensive outdoor entertainment area to be well protected from the western sun. Ideally the master bedroom, walk in robe and ensuite are very secluded at the rear of the property with direct access to al fresco ambience. Genuinely featuring four built in bedrooms, this superbly maintained home includes ducted air conditioned living, selected security screening and renovated bathrooms. Truly ready for you to move in and enjoy. Set on a manicured 601m<sup>2</sup> block with beautiful gardens and hedges, you are just a short stroll to convenient neighbourhood shopping and within quality school catchment areas. The owner's circumstances require an immediate sale of this superb rendered brick and tile classic and they have made building reports available. Act now!! Ducted air conditioning throughout Renovated bathrooms and new carpets Kitchen features pyrolytic oven and dishwasher New LED lighting and outdoor power point Tinted windows throughout Insulated patio cover and cafe blinds 5kW solar power generation system Ceiling fans to all bedrooms Selected security screening Natural gas hot water system Gas heating point in the living areas Concrete pathways surrounding property 5000 litre rainwater tank and pump Large handy garden shed Fully fenced 601m<sup>2</sup> yard Rates: Approximately \$1542.26 per half year Water Access: Approximately \$315.29 per half year AUCTION DETAILS: 14th November 2023, 6.00pm. Ray White Toowoomba, 580 Ruthven Street Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>