

4 Eden Street, Cotswold Hills, Qld 4350



Sold House

Friday, 1 September 2023

4 Eden Street, Cotswold Hills, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 609 m2

Type: House



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\$660,000

THIS INCREDIBLE CUSTOM BUILT FAMILY HOME, only 5 YEARS YOUNG is looking for a new family to enjoy all that it has to offer - including a MEDIA ROOM and fantastic PLAYGROUND JUST METRES AWAY! PRESTIGIOUSLY LOCATED in the Kooringa Valley Estate, Jacqui Walker invites you to STEP INSIDE:- Well-designed, insulated CUSTOM-BUILT home by G.J. Gardner Homes- Wow, total of 4 x DUCTED AIR zones throughout - Security screens throughout- Large open plan living and dining area which flows seamlessly out to the undercover alfresco area- Kitchen:: Electric appliances, including dishwasher:: Large fridge space:: Double sink:: Loads of cupboards:: Large walk - in pantry with an extra wide entry:: Loads of bench space with full length breakfast bar- Massive Media Room:: Walk through the double doors:: Discover the darkened room to enjoy your own cinematic experience!:: Check out the sound-proofing elements!:: Also a deep cupboard space- Private Master Suite:: Located at the front of the house :: Double glazed windows for added privacy and insulation:: Large walk in robe :: Ensuite with shower, vanity and toilet- Laundry with convenient outdoor access to the clothesline:: Also has an indoor line available for all weather drying:: Lots of bench space- Automatic double lock up garage with internal access- At the rear of the house is the well equipped 'CHILDREN'S WING' which can be completely closed off for added privacy! Featuring::: 3 sizeable carpeted bedrooms with built-in robes:: Rumpus room:: Massive linen cupboard:: And main bathroom::: Large bathtub::: Separate shower ::: Vanity with plenty of storage space:: Also separate toilet

OUTSIDE DISCOVER:- Set on a 609 Sq Mtr allotment, with views overlooking the playground and Kooringa Estate- Colorbond fencing to the fenced backyard- 315 Litre electric hot-water system- Colorbond fencing:: Side access with double gates - Extremely well maintained park and playground right across the road - the pathways running through it are perfect for that bike, scooter or roller skates/blades- Enjoy a modern family lifestyle away from the noise of traffic and city hustle and bustle, on this elevated SO WHAT'S NEARBY? - 3km to the Local Aldi- 3.9km to Fairview State Primary School- 5.1km to Wilsons Shopping Centre- 5.6km to Wilsons State High School- 9.2km to Toowoomba CBD

A RETREAT FROM THE BUSY WORLD, this one offers you the essence of COUNTRY FAMILY LIVING with its rural views of Cotswold Hills, while still being just 3km to Aldi. Definitely the one to see! NIGHT AND DAY, we're standing by for your call, SMS or online inquiry. The Jacqui Walker Sells Team is standing by to help you make the most sensational move. INSPECT NOW! ***USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1,128.12 net 1/2 yr- Recent Water Infrastructure Charge: \$314.60 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- State School Zone: Fairview Heights State Primary, P-6; Wilsons State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.