

4 Vanham Close, Middle Ridge, Qld 4350



Sold House

Tuesday, 16 January 2024

4 Vanham Close, Middle Ridge, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



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\$710,000

A QUIET CUL-DE-SAC position crowns this Ideal 4/2/2 Home in a LEADING Toowoomba Suburb, only 170 metres to Sunflower Court Park. WITH SPACES DEFINITELY made for living - and this entire opportunity created for happiness and ongoing capital growth - this Home is set on a 660 Sq Mtr Allotment in a park-area position. PRESENTED by The Jacqui Walker Sells Team, ON ARRIVAL, notice the whispery quiet Cul-De-Sac position here on the city's preferred east-side. We think you'll agree with us that the surrounding homes are SMART ... and the sprawling park at the end of the street is EXCELLENT! WELCOME, come on in! ' says 4 Vanham Close, ' I promise to love you !! ' DISCOVER:- The Formal Entry- Formal Lounge Room::: Filled with natural light::: North-west aspect- 4th Bedroom PRIVATELY set toward the front of the Home- Internal automatic DOUBLE GARAGE- Open-plan, UPSIZED 5.6m x 6.0m Family / Dining Room::: With reverse-cycle AIR CONDITIONING- Glass sliding door to 5.7m x 3.7m COVERED OUTDOOR ENTERTAINING Area::: Optimum NORTH-EAST orientation- Back inside, a long wall of Linen Cupboards ... the first of 2- The NORTH-to-window Kitchen overlooks the casual Living Zone::: Double sink::: The DISHWASHER you expect::: Gas Stove and Extraction Fan::: Oven::: Microwave recess::: Pantry::: Fridge recess::: Ample bench space, cupboards and draws- Total of FOUR BEDROOMS::: Master Bedroom with WALK-IN ROBE and ENSUITE with shower, toilet and vanity::: All Bedrooms with Built-In Robes- Main Bathroom with bathtub, separate shower and vanity- Private Main Toilet- Laundry Room, with second of 2 Linen Cupboards, sink and appliance space OUTSIDE:- Set in a whisper quiet Cul-De-Sac- Set on a 660 Sq Mtr Allotment- Covered Outdoor Entertaining Area- Handy 3m x 1.5m Garden Shed- And neat, low-maintenance gardens SO WHAT'S NEARBY?- Wow! 170 metres to Sunflower Court Park- Handy! 750 metres to Convenience Shops- 1.1km to Middle Ridge Primary School- 1.8km to Highlands Christian College- 2.2km to The Ridge Shopping World and Aldi- 2.7km to Kmart at Toowoomba Plaza- 2.8km to Middle Ridge Golf Club- 3.0km to the University of Southern Queensland- 5.7km to Empire Theatre / CBD4 VANHAM CLOSE is the best Cocktail in this price-range on menu. Special ingredients include the PARK-AREA location ... handy shops within 750 metres ... ideal 4/2/2 floorplan ... set in a leading Toowoomba suburb ... the whisper quiet Cul-De-Sac address ... and important living areas of the home all capturing some North aspect. MADE FOR ENJOYMENT and made for gain, this one's THE MUST-HAVE! FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is ready now to answer your call, text or online inquiry. SNAP-UP THIS SENSATIONAL SANCTUARY BEFORE IT SLIPS AWAY! *** USEFUL SPECS with compliments of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1,674.94 net 1/2 yr- Recent Water Infrastructure Charge: Approx \$317.00 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 9 on Survey Plan 127345- Allotment Size: 660 square metres- Orientation to Street: West- Internet: Can connect to the NBN via Fibre-to-the-Premises technology, FTTP- State School Zone: Middle Ridge Primary, P-6; Centenary Heights High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.