

# 44 Blue Gum Drive, Lowood, Qld 4311



## Acreage For Sale

Thursday, 9 May 2024

44 Blue Gum Drive, Lowood, Qld 4311

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 4000 m2

Type: Acreage



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## Offers over \$830,000

Welcome to 44 Blue Gum Drive, a spacious 4 bedroom family home nestled amidst serene surroundings on 4000 m2 of sprawling land. Be greeted by a circular driveway bordered by majestic Poinciana trees and arrive at the house with everything you could wish for! Step into the heart of the home, where culinary dreams come alive. The expansive kitchen boasts a magnificent 5-meter breakfast bar, complemented by an island bench, pantry, and ample storage space. Choose from two generously sized indoor dining areas conveniently adjacent to the kitchen, or opt for al fresco dining & entertainment under the huge screened patio, complete with its own cold room. Unwind in the vast lounge/living area, seamlessly connected to the kitchen for effortless entertaining. For more intimate gatherings, retreat to the separate formal lounge / luxurious parents' retreat adjoining the Main Bedroom with plenty of space for a study/office area if needed. So many options! Discover a total of four spacious bedrooms, including the indulgent Main Bedroom featuring its own private lounge/retreat, ensuite, and walk-in robe. Three additional large bedrooms, separated from the main bedroom, each with built-in robes and fans, offer comfort and privacy. Park with ease in the double garage with electric doors and internal access to the house, supplemented by two extra garages/sheds separate from the main dwelling. Outdoors, you'll find side access to the expansive back garden. With five water tanks totaling approximately 100,000 liters and full town pressure water, maintaining the lush, terraced landscape is a breeze. The property is well-fenced with plenty of space for the kids to play & for the pets to roam free. Extensive plantings and shrubs enhancing its natural beauty. Conveniently located just 3.5 kilometers from Lowood township, enjoy the perfect balance of peaceful rural living with easy access to amenities.

**FEATURES**

**Kitchen**- Generous kitchen with 5 metre breakfast bar, island bench, pantry and loads of storage

**Dining**- Indoors 2 x Enormous dining options adjacent to the kitchen. - Outdoors huge screened dining/entertainment patio with its own cold room.

**Lounge/Living**- Huge lounge/living area adjacent to the kitchen. - Separate formal lounge/ parents retreat next to Main Bedroom. - Air conditioned Study/Office area- Dedicated space

**Bedrooms** - Total of 4 spacious bedrooms - Main Bedroom with its own private lounge/retreat, Ensuite and walk in robe. Air conditioned & fans. - 3 large bedrooms all with built ins and fans separate from the Main

**bedroom**

**Garages/Sheds**- Double garage 9x6m with electric doors and internal entrance to house- 2 extra garages/sheds separate to house

**Internal Features**- Quality carpets in all bedrooms and formal lounge/parents retreat- Tiles in all living areas- Large Cold Room in the Pergola- 5 Air conditioners (split system) in all living areas and main bedroom- Fans in all bedrooms- Separate toilets in both bathrooms- Security screens on all windows- Whirly birds- Roof Insulation- 6kw solar and 20 panels

**Outdoor Features**- Circular asphalt driveway amidst glorious Poinciana's- Front verandah running the full length of the house- Side access to back garden - 5 water tanks approximately 100,000 litres stored poly plus full town pressure water- Well fenced terraced and landscaped garden with numerous watering points- Extensive plants and shrubs - Plenty of extra space to park the spare boat or caravan

**Construction** Brick & tile Coral home

**Built** circa 1998

**Dimensions**- External - 4000m2 - Internal - 350m2 plus under roof

**Council Rates** \$1650 pa approx

**Location**- 3.5kms from Lowood township- Lowood itself is serviced by local shops as well as the Lowood State Primary & Secondary Schools, parks, medical, dental and professional services. There are cafes, bakeries, a butcher, full line grocery store and specialty shopping. The area also has a golf course, 25 metre swimming pool, soccer and football fields and a lawn bowls club. It is only a 10 minute drive to Fernvale with its Woolworths Shopping Complex, local schools and clubs and new sporting facilities. Fernvale itself has a great vibe with the local markets, the famous Fernvale Bakery, restaurants, pubs and water sports available just up the road.- For the commuters, Lowood has easy highway access to both Brisbane and Toowoomba.

**OVERALL** this dream home offers the perfect blend of space, comfort, and functionality, making it an ideal retreat for any family seeking peaceful surrounds. It has been carefully maintained and all you have to do is move in and make it your own. **BE QUICK!** Houses in this area are tightly held and rarely to market. With all that is on offer this property will not be on the market for long. To view, please see our inspection times or contact Stephanie on 0414 288 677 or Patti on 0418 786 696 with any queries. We look forward to hearing from you!