

44 Sommariva Street, Westbrook, Qld 4350

Sold House

Thursday, 19 October 2023

44 Sommariva Street, Westbrook, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1173 m2

Type: House



Murray Troy
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\$830,000

This exquisite executive spacious four bedroom ensuited home was built by the Master Builder Ron Gilbert Homes for a member of his family in 2011. Extra attention to detail and care has gone into the design and liveability of this spectacular home set on 1173m² allotment with side vehicle access to the drive through 4 x 7.5m shed, ideally located just a five minutes drive into the vibrant City of Toowoomba, and a couple minutes down to the business centre of Westbrook. The striking street appeal is just the beginning of the attraction to this property. Once you enter the home it reveals the wonderful spaciousness it has and it exudes warmth and an ambiance that 'Feels like Home!' The enormous air-conditioned open plan combined galley kitchen, casual living and dining area are fabulous living areas which seamlessly flow out through triple corner stacker doors to a spectacular large rear covered entertaining deck and alfresco area at the rear of the home enjoying a lovely north-east aspect. The deck has both eastern and western drop down roller blinds making this area enjoyable to use all year around, protected from any winds and the western sun. Back inside the formal dining room or media room boasts a 9 foot ceiling. This beautiful room has an elegant feature wallpapered wall adding a real touch of class to this already tastefully refined home. The generous galley kitchen is well appointed with a feature being the glass window splash back to the East providing a lovely outlook to the leafy green courtyard. The big central island bench with overhead rangehood, electric cook top and wall oven, dishwasher, plus not just one but two pantry's one being a large walk-in pantry. There are no less than five separate choices of living areas at this resort like home including the separate casual living and dining areas, the formal dining room or media room, the terrific covered outdoor entertaining alfresco area, and the additional sitting room or activities room nestled between the bedrooms ideal for the children's activity area, or a separate retreat to use as you like. The king size master bedroom suite is tailored to pamper the lady of the house. From the purpose built makeup and jewellery recess, to the massive walk-in robe, the double vanity ensuite with double size shower and separate privacy toilet, this lovely bedroom domain also opens directly out to the covered outdoor alfresco area inviting the gentle summer breeze flow through of an evening. All other bedrooms generous are queen size rooms with built in robes and plantation shutters. The front study or sitting room is situated conveniently off to the side of the generous entry foyer area, ideal for visiting clients or friends. The Plantation Shutters are a special feature and they are fitted throughout most of the home, with the exception of Roller Blinds furnishing the large to floor windows in the casual living area. The home is also fully fitted with security screens throughout. The attached double lockup garage features the seamless epoxy resin flooring, a storeroom, internal access as well as an extra personal external door to the courtyard. The second of the dual sealed pebble crete driveways lead you through double privacy gates to the drive through shed with a 2.4m high roller door clearance. In front of the shed is an ideal place to park your caravan, motorhome or boat and there is plenty of space to build a high clearance carport cover there if you require. The fully fenced yard provides plenty of room and privacy for the whole family to enjoy on the beautiful couch lawn and surrounding gardens. A 3000 gallon rainwater tank supports your watering needs in addition to the town water supply. NBN and a Mobile and WIFI booster are connected for all your working from home requirements. The progressive satellite suburb of Westbrook offers a host of essential services and conveniences such as the Westbrook Tavern, Spaar Convenience Store, two Child Care Centres, a Medical Centre & Pharmacy, Dentist, Veterinary Clinic, and Hairdresser. Food Outlets include a Pizza Shop, Sushi Restaurant, Bakery and yes... McDonalds too within the Service Station/Convenience shop. The new Glenvale Coles Supermarket and the Drayton Woolworths are both conveniently accessed on your way home from the city. Bunkers Hill and Drayton State Primary Schools are just five minutes away, and a brand new school is planned for constructed in the near future which will be situated just 500 metres away from the home toward Toowoomba. A brilliant School Bus Network enables students to travel to almost all Primary and Secondary Schools throughout Toowoomba. The University of Southern Queensland is a short 10 minute drive away. It offers a wide range of academic qualifications of your choice. Rates: \$1205.61 per half year Water Access: \$315.29 per half year. Your inspection of this special home is highly recommended. Avoid disappointment, call the Agent Murray Troy on 0400 77 210 to arrange your personal inspection, or attend one of our scheduled Open Homes.