

**47 Berghofer Drive, Withcott, Qld 4352**



**House For Sale**

Thursday, 11 April 2024

47 Berghofer Drive, Withcott, Qld 4352

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 4395 m2**

**Type: House**



Joe Ryan

0400702685

## Offers Over \$650,000

If you are searching for a tree-change within seven minutes' drive to Toowoomba, then search no further! Boasting peace and tranquility, this wonderful and unique, energy efficient home is privately nestled on over an acre among mature eucalypts in the highly sought-after 'Tabletop Acreage Estate'. The property has been immaculately kept and meticulously cared for, boasting privacy and elevation, with scintillating views of Tabletop Mountain over unspoiled bushland to the west, and sweeping views of the Lockyer Valley to the north-east! Tabletop Estate boasts its own microclimate, and it is always 5-10 degrees warmer than Toowoomba. Once there, you will enjoy an abundance of birdlife including; bush turkeys, rainbow lorikeets, king parrots, pale headed rosellas, crimson rosellas, and cockatoos. Tabletop Estate is renowned for its wildlife so don't be surprised by the odd kangaroo showing up at your back fence to say hello. It is also a perfect family friendly neighborhood where you can enjoy long walks and bike rides, boasting quiet roads surrounded by a tranquil bush setting. Escape the hustle and bustle and enjoy your very own hidden gem with this uniquely designed family home. The property was designed and constructed using a program from the Australian Energy Commission, for design of a passive energy efficient home, and it boasts a rating of five stars for energy consumption. The home faces due north, with most windows on the north-facing wall - this allows for natural light to enter and fill the home in the winter months. Additionally, with larger eaves on the northern side it also accommodates for warmer temperatures. The home also boasts solar power, a solar hot water system, a large rainwater tank, insulated walls and ceilings, and a unique solar roof vent fan - which switches on once roof void temperatures reach higher than 35 degrees. Put simply, this is not your regular property and is certainly no drive by... it must be seen to be believed! Opportunities like this are extremely rare and you could not choose a better time to buy at the foot of the mountain! Inspect today!

**Property Features:**

- 3 spacious bedrooms, all large with built in robes. Master comes complete with walk in robe and direct access to outdoor courtyard through French doors.
- The kitchen sits at the heart of the home and features an electric cooktop, ample cupboard space, a breakfast bar, and wonderful valley views.
- Open plan dining area complete with slow combustion fireplace for those cozy nights in.
- Large living / formal lounge with reverse cycle a/c and ceiling fan.
- Unique bathroom featuring separate shower and bath, as well as direct access outside to rear courtyard.
- Powder room.
- Separate toilet.
- Internal laundry with ample storage.
- Fully insulated walls and ceilings.
- All windows (other than French doors) boast ultraviolet reflecting glass.
- Solar roof vent fan which switches on once the ceiling cavity temperature is higher than 35 degrees.
- Front courtyard equipped with gazebo and sweeping elevated views over the Lockyer Valley... absolutely breathtaking!
- Rear house yard with views of Tabletop Mountain that will leave you spellbound! A sight that simply must be seen in person to be believed... WOW!
- Double powered shed with workshop plus single carport.
- House yard with established trees and gardens.
- Partially fenced on 4395m2 allotment (over 1 acre of land).
- 2.5k/w solar power = LOW electricity bills.
- Solar hot Water system.
- Garden shed.
- Storage area.
- A large stockpile of 5-10 years' worth of precut wood - for use in the internal wood heater and/or fire pit!
- Vege garden and herb patches.
- Bird aviary and bird feeder.
- Town water.
- 25,000L rainwater tank - plumbed to house with diverter.
- Close proximity to local schools, shops, parkland and public transport facilities.
- ONLY 7min drive Toowoomba Range Shopping Centre.
- Close proximity to hiking tracks - graded light-moderate difficulty.

This property is priced to meet the residential market and opportunities like this are extremely rare. Inspect today! Contact Joe Ryan - 0400702685joe@myhousetoowoomba.com.au

[www.myhousetoowoomba.com.au](http://www.myhousetoowoomba.com.au)