

55 Hilltop Drive, Gowrie Junction, Qld 4352



Sold House

Saturday, 9 March 2024

55 Hilltop Drive, Gowrie Junction, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 4110 m2

Type: House



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\$895,000

There's a real presence about this home as you turn off Hilltop Drive into house 55... but before I tell you about what this wonderful home has to offer, I feel it's important to appreciate the drive that leads you there; for the scenery is something truly special and deserving of a postcard print. Let's start at the corner store... a humble icon of Gowrie Junction that has served the community for many years. A short drive west along Gowrie-Lilyvale Road and to your left are a selection of acreage allotments with modern homes surrounded in fields of lush green grasses. On the right, the home's are a humble nod to the Gowrie Junction of yesteryear; established gardens, lush lawns and houses that have clearly been loved by their owners for many years. Turn right to continue along the road and the small community of Gowrie Junction fades quickly in your rear view mirror. The country town scenery is replaced with worked farm lands; a mix of cropping and cattle grazing that brings with it an aura of calmness. The hills roll gently for a short moment before your next turn on Gowrie Glencoe Road. Be sure to take in the views right here because this is your first glimpse of what is to come. The hillside becomes fuller with a mix of scrub and wooded natives. The winding road in the distance is picturesque, teasing you to go further beyond the hills, but your next exit is Baxters Road. Let the climb begin. A straight road, that veers to the right as you reach what you'll think is the top of the mountain. There's a filtered view between the houses of a glorious elevated outlook to the south. The elevation is impressive but we're not at the top just yet... As Baxters Road continues, the road quickly climbs again. As the road begins to level out, you'll be met with your first real look of this stunning lifestyle estate. This is Hilltop Drive. Let me be the first to encourage you to slow down on this part of the journey. Take your time. Enjoy the beautiful elevated views - you're more than 620 meters above sea level right now. Admire the wonderful architecture on display - each home carefully designed and crafted. Gardens and lawns, worked on for years - perhaps a decade - now maturing and offering stunning vistas of greens sprinkled with colour to each residents' individual taste. Keep your eyes open for letterbox 55. This could just be your next home. There's a real subtleness to this place. A modern and low set brick veneer home. With a colour palette that seems to slip right into its surroundings. Built in 2012, there was clear and careful thought in the design phase. An emphasis on utilising the block's glorious north-east aspect which looks across the valley towards Highfields. With just over an acre on offer, the former and current owners have each added their own stamp over the years. The end result is a well landscaped, block that is easy to maintain, and even easier to enjoy. Let's dive into the property and what's on offer. **THE PROPERTY:**[:] Built in 2012 with a floorplan encompassing over 320 square metres under roof[:] Runway style entry with widened entry door and a dedicated and generous study to the immediate right.[:] An executive style master bedroom, with an impressive walk in robe and even more grande ensuite which offers a huge bath, large walk in shower and of course, double vanities[:] The open plan kitchen, family and dining rooms are all expansive in their proportions, accommodating bulky furnishings shouldn't be a problem.[:] The kitchen is well equipped with a free standing 900mm stainless cooker, stone bench tops, dishwasher and generous walk in pantry.[:] A formal lounge room or media room is positioned off the dining room and with its proportions, could easily accommodate a pool table for more those fond.[:] There is a fully enclosed outdoor entertaining space that take in the glorious north-east aspect, with the elevated views looking toward Highfields and surrounds. With large glass sliding doors and screens throughout, the space now becomes usable all year round regardless of the weather.[:] Sectioned off as a separate 'wing,' the 3 additional bedrooms are all very spacious, easily accommodating queen bedroom packages if desired and all with built in robes.[:] There is an activity room in this wing which would serve equally well as a play space, casual lounge or an additional study if desired.[:] The main bathroom is appointed as you would expect, with a separate shower and bath with quality fixtures and fittings.[:] The toilet is separate again, easily accessible for guests though when entertaining.[:] The Laundry is simple, yet practical with storage and space for both a washing machine and dryer, but it also serves as the linking corridor to the separate free standing garage on the western side of the home. **THE COMFORTS:**[:] Zoned ducted air conditioning is available throughout the home. It has even been extended into the enclosed outdoor entertaining area to keep you cool during the hottest of days.[:] Ceiling fans present in all bedrooms and the living room for added comfort.[:] The ceiling is insulated to help keep the internal of the home temperate all year round.[:] Security screens are fitted to all windows for that added piece of mind, while the patio has fly screens to assist with pest management.[:] NBN internet services available as FTTN (fibre to the node). **SHEDS AND EXTERNAL:**[:] A double car garage with remote entry forms part of the main house. The extra depth at 6.4m allows for longer SUVs and Utes to better fit if necessary.[:] A 6x9 metre colorbond shed with an additional 6x6 metre carport at the front provided excellent additional storage options, be it for vehicles, tools or simply household storage. The extra height gives options

for caravan parking also and power is available in the shed.[:] A smaller 6x4m shed is positioned towards the rear and serves a multitude of purposes such as the ride on mower, further work shop space and other garden tool storage. Power is also available here.[:] Attached to the smaller shed is a pet enclosure with options - it could be for birds, chooks or perhaps to house the family dogs or cats. Extended roof lines on this structure should mean this enclosure remains mostly dry even through more serious weather events.[:] There is a 6.6kw solar system with a 5kw inverter. Due to the excellent orientation of this home, panels occupy the north, east and west roof sections and with additional investigation, you may be able to expand the system and upgrade the inverter for more benefit.[:] Two rain water tanks help to service the home which can run entirely off town water if preferred; but with 10,000L of water and a filtration system already equipped, it seems more appropriate to use what Mother Nature sends down from the sky.[:] The back yard is securely fenced with a mix of timber palings and more rural inspired post and rail with mesh. There is a back paddock that is separately fenced where the grey water discharges out onto via the appropriate connections points.[:] A bare timber box near the rear entertainment area which once housed a cubby house structure could be repurposed into the same or provide the perfect spot to establish a small vegetable garden.[:] there is a bilge pump in a small pit near the driveway to assist with water control as needed which is dispersed onto the front gardens when in use.

THE SITE AND PROPERTY PARTICULARS:[:] Total land size is just over 1 acre at 4,110 square metres. And was completely cleared when first sold, with the existing trees all added by past and current owners.[:] The property is connected to town water service but has rain water tanks plumbed to the house which can be switched over as needed.[:] There is a septic tank with grey water discharged at the rear of the property.[:] General council rates are \$998.12 nett half yearly (after 10% pay on time discount has been applied).[:] Water access charge is \$315.29 nett half yearly (after 10% pay on time discount applied) with consumption added to this cost.[:] The rural scrub country at the rear of this property is a privately owned 40ha site with the back boundary seemingly with a well-maintained buffer zone.

THE LOCATION:[:] Gowrie Junction is positioned on the western side of Toowoomba and this particular home is approximately 16 klms from Toowoomba's thriving CBD.[:] Highfields CBD is an even shorter commute at just 12 klms.[:] The property falls into the school catchment zones of Gowrie Junction State School and Wilsonton State High School, however there are a number of private school bus routes in close proximity.[:] Access to supermarkets is easy with all the major chains less than 20 minutes drive away (Coles, Woolworths & Aldi).[:] Wellcamp Airport and it's industrial estate is also within a 25 minute drive.

The team at Briq Property are honoured to present this property to the sales market. You are invited to join us at the next open home, or you can contact Luke on 0413 400 567 to arrange a private inspection of this simply wonderful home.

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