

**7 Cameron Crescent, Glenvale, Qld 4350**



**Sold House**

Wednesday, 6 March 2024

7 Cameron Crescent, Glenvale, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 6699 m2**

**Type: House**



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**\$820,000**

PRETTY AS A PICTURE with a beautiful L-Shaped Verandah perfectly-positioned to capture the ideal NORTH-EAST aspect, this GREAT GLENVALE GEM - set on OVER 1.5 ACRES - is proudly presented by Jacqui Walker and Jeromy Wainwright. DISCOVER:- Fast Flyover::: 4 Bedrooms, Ensuite and Main Bathroom, 4 Car Accommodation across attached Carport and detached Shed- Formal Entry- 2 Gorgeous BAY WINDOWS and the most WONDERFUL OUTLOOK adorns 2 fabulous spaces made for life::: Formal Lounge Room then a::: SEPARATE lovely Living Room - Spacious Kitchen with ISLAND COUNTER::: Wall oven, stovetop and rangehood::: Microwave recess::: Plenty of preparation space::: Many cupboards- This overlooks the large Dining Room::: Here, the LOVELY OUTLOOK continues- There's a big, spacious Master Bedroom::: Hosting a WALK-IN ROBE::: And ENSUITE with corner vanity, shower and toilet - Total of 4 Bedrooms- Main Bathroom with bathtub, vanity and shower- Private Main Toilet- Laundry Room ::: With handy bench and direct access outside::: A large washtub, appliance space, and cupboard - Also 3 handy Storage Cupboards across this SPRAWLING HOME- Approx. 247 Sq Mtrs under the roofline, including the L-Shaped Verandah::: This figure NOT including the attached Carport or Outdoor Entertaining Area DISCOVER OUTSIDE:- Set on a huge 6,699 Sq Mtr allotment ... that's well over 1.5 Acres!::: East aspect to street- Mid 80's construction- L-Shaped Verandah::: Blissfully graced by the ideal north-east aspect, so you can enjoy the whole day's lovely passing sun- This leads to a STUDY ROOM ... such a lovely STUDIO to ponder or to produce!::: This space attached to the home, and built under the roofline- More FABULOUS OUTDOOR SPACE::: An extra-large Covered Entertaining Area::: Wow, HUGE 14.6m WIDTH- Property adorned by FLOURISHING GARDENS::: Very pretty landscaping::: So green, and so lovingly tendered- 4 Rainwater Tanks- A huge and impressive Vegetable Garden::: Market-garden style::: With a comprehensive SHADE solution- Several steps lead to a handy STORE ROOM::: Set under the roofline::: 3.8m x 2.0m - Attached extra-wide DOUBLE CARPORT::: 6.8m x 7.9m::: This is partially enclosed- And near to the house, a detached DOUBLE GARAGE::: Extra-deep!::: 9m x 6m SO WHAT'S NEARBY?- 600m to Glenvale Park- 2.0km to Toowoomba Showgrounds- 2.1km to Glenvale Primary School- 3.0km to Darling Downs Christian School, via Alistair St- 3.2km to Glenvale Coles- 5.1km to Clifford Gardens Shopping Centre- 5.1km to Eustondale Golf Course- 6.2km to Harristown State High School- 7.6km to Toowoomba CBD GRACED BY 2 BAY WINDOWS, a gorgeous verandah and many sprawling spaces, this great Glenvale gem is as pretty as a picture. VITAL TO VIEW! 24/7, The Jacqui Walker Sells Team is here to answer your questions or to confirm your desired inspection time. Feel free to text, call or message any time. IMMEDIATE INSPECTION IS AVAILABLE, so plan to SEE NOW! \*\*\*USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1,138.28 net 1/2 yr- Water Infrastructure Charge: Generally \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 168 on Registered Plan 190440- State School Zone: Glenvale State Primary, P-6; Harristown State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.