

# 74 Postmans Ridge Road, Helidon Spa, Qld 4344



## Sold House

Friday, 6 October 2023

74 Postmans Ridge Road, Helidon Spa, Qld 4344

Bedrooms: 6

Bathrooms: 3

Parkings: 9

Area: 2 m2

Type: House



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**\$825,000**

Welcome to 'Hygge House' - A dual living property that offers an exceptional lifestyle and blends modern comfort with old-world charm. Perched high on the hill overlooking just under 6 acres of picturesque native flora including established Hibiscus, Gum and Jacaranda trees - this home presents a truly remarkable opportunity for those seeking a unique and private retreat. Upon arrival, the sweeping driveway leads you through tall timbers and landscaped gardens, creating a sense of tranquility and seclusion from the outside world. The home itself consists of two separate homes that have been purposefully and stylishly blended to create what we see now as 'Hygge House'. Each of these homes bring with them a unique and proud history from the early 1900's in Toowoomba City with the renovations bringing this home into the 21st century. The home itself offers:- Six bedrooms, four in the 'Big house' with the master boasting a freshly renovated ensuite with floor to ceiling tiles. Another two bedrooms are located in the 'Small House', both with air-conditioning and the master boasting built in robes- Three bathrooms, The 'Big House' with the renovated ensuite and family bathroom and the 'Small House' boasting another stylishly renovated bathroom- Nine car spaces with a four bay carport, triple lock up garage, and another double lock up garage. Both sheds are powered with the double garage currently divided for air conditioned office space and the triple garage offering high access for your larger vehicles- Large outdoor living that acts as the centre entertainment space between the two homes. Ideally positioned to take in both your early morning coffees and afternoon sunsets- Office space with air conditioning and separate access in 'Small House'- Ducted air-conditioning in 'Big House' and four split systems in 'Small House'- Five tanks, 50,000L of rain water plumbed to the small house and 35,000L plumbed to the big house. There is another Bore Water tank that is also plumbed to the house if needed.- Quality Bore offering Artesian water. There are seven outlets throughout the property for watering purposes- 11.4K/w solar system on Big House and 6.4K/w system on Small House. Each side of the home is separately metered and both sides have their own hot water system- 3Phase power to both houses and shed- Fully fenced front paddock with small dam- Chookpen\* Rates: \$1,210 Per half year The kitchen in the Big House is centrally located and boasts ample storage, electric cooking and dishwasher. This space sits between the dining and living areas with the dining room filled with natural light and warmth through the many North facing windows. Both homes feature VJ construction throughout, soaring 3.2m high ceilings and all the trimmings you'd expect of an early 1900's cottage. The 'Small House' also boasts a good size kitchen with ample storage, electric cooking and dishwasher. Lifestyle properties such as Hygge House are so often sought after but rarely on offer. Positioned a short 15 minute drive to the Toowoomba CBD, The Range Shopping Center and some of the States best schools, 74 Postmans Ridge Road offers that country lifestyle whilst being a stones throw to all of your city amenities. To arrange an inspection please contact Matt Hawkins on 0423 120 232 or send your enquires to [matt.hawkins@ngurealestate.com.au](mailto:matt.hawkins@ngurealestate.com.au)