

8 Coucal Court, Meringandan West, Qld 4352

ecology

House For Sale

Friday, 24 May 2024

8 Coucal Court, Meringandan West, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1530 m2

Type: House



Matthew De Maid
0422135756



Tom Fuller
0419945866

\$849,000

DWELLING:A builders own home; this property is very easy on the eyes and also one that you'll be proud to arrive home to. Crafted with timeless country styling; the home will age gracefully, while exuding a sense of appeal that only these style of homes seem to be able to deliver. Very comfortable in size with flexible living areas, a central kitchen to service them all and a front verandah looking out towards the north with the same aspect enjoyed by the bay window seat - this is a home worthy of your inspection.**GARDEN:**Sited on a 1,530m² allotment with a comfortable 30m frontage, this block is large enough to give you some room to live a little, without becoming a thorn in your side with ongoing maintenance. Most notable is the large shed; measuring 12m wide and 7.5m deep, with 3.3m height; plus a caravan storage shelter on the western end (removable) with a concrete floor also – there's room for all your needs. Quality turf grass lawns have been installed, with spot plantings to highlight the home; including iceberg roses flanking the facade, magnolia little gem & various native species to encourage local birdlife to visit.**LOCATION:**Surrounded by other modern homes within the quiet township of Meringandan West, the residence enjoys a pleasant northern outlook to Goombungee. Local amenities include Meringandan State School, Skate Park and the popular Meringandan Hotel (all accessible in under eight minutes). It's around a twelve minute drive into Highfields, a larger township offering a vast array of shopping conveniences, quality schooling options and a number of recreational & medical facilities. Toowoomba city is around a 25 minute drive.**Extra features...**Central kitchen with ample storage, freestanding dual fuel cooker & soft close hardware
Extra height ceilings throughout (various heights dependant on location)
Easy care vinyl flooring throughout
Main bedroom with direct access to enclosed deck, dual vanity ensuite and walk in robe
Main bathroom with shower & seperate bath tub
Wood fireplace & split system reverse cycle air conditioning in the main living area
Built in office nook/homework zone, among main living areas
Extra high & extra long main house garage with storage built-in across the rear
Pressed metal ceiling in the entryway
Swann video doorbell & security screens to most windows/doors
Hardwood privacy fencing to the side & rear boundary of the property
45,000L of rainwater storage (2x 22,500L) fully plumbed to the house
3 phase power supply to the shed, with 15 amp plug if required
Completed in 2017, first occupied December 2017
NBN Connected (Fibre to the premises)
Disclaimer: Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.