

**83 Cotswold Hills Drive, Cotswold Hills, Qld 4350**



**House For Sale**

Saturday, 17 February 2024

83 Cotswold Hills Drive, Cotswold Hills, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 5700 m2**

**Type: House**



Jacqui Walker  
0746386100



Harsha Kumarasinghe  
0746386169

**\$995,000**

JACQUI WALKER PROUDLY PRESENTS this immaculately-kept, freshly updated, much-loved Arden Vale Home on ALMOST AN ACRE-AND-A-HALF - featuring spectacular Gardens, a Double Garage, 2.6kW Solar System and bonus Shed for 2 Vehicles plus room for a 20ft Caravan. SET IN THE BLUE-CHIP part of Cotswold Hills - with NORTH-FACING Formal Living and Master Bedroom graced by Plantation Shutters - now you can call 83 Cotswold Hills Drive your very own! OH YES, now you're home! WOW: FEELS SO NEW! So fabulous. Featuring:- All FRESH PAINT throughout- Brand-NEW floor Wood-Look Floors across the sprawling Living and Dining Room, Kitchen and Hallway- Brand-NEW premium Plush Carpets to 4 Bedrooms - Brand-NEW Oven- Brand-NEW Dishwasher- Brand-NEW epoxy Seamless Floor to Double Garage YOU'LL LOVE these special touches and thoughtful design ideas:- Absolutely beautiful PLANTATION SHUTTERS to Master Bedroom and Formal Lounge Room::: Brand-NEW Blinds to rest of windows, including internal Double Garage- The large Home is privately set well towards the rear of the Allotment, with a long tree-lined driveway::: This captures a PRESTIGIOUS ARRIVAL EXPERIENCE- Back inside, it's all beautifully styled and immaculately presented DEEP-DIVE:- Reverse-cycle air conditioning- Enter to the Formal Living Room::: North-facing to capture the whole day's lovely passing sun- Fabulous Kitchen experience::: Upsized ISLAND COUNTER::: Brand-new Smeg DISHWASHER::: Allocation for a large fridge::: Microwave recess::: Brand-new Westinghouse oven::: Westinghouse cooktop::: Double-bowl sink- This overlooks the sprawling, upsized Family and Dining Room- Lovely Master Bedroom sanctuary::: North-facing ::: Privately positioned at the front of the home::: ENSUITE with vanity, shower and toilet::: WALK-IN-ROBE- Total of 4 Bedrooms::: Each with built-in robes- Bathroom with bathtub, shower and vanity- Laundry room with appliance space and sink::: With easy access to clothesline via pathway- Laundry leads to private main toilet - Linen cupboard to hallway- Easy arrival home via the Automatic Internal Double Garage::: Direct-to-kitchen, so now unpacking the groceries is so easy! OUTSIDE DISCOVER:- North-to-street aspect- Set on approximately 5,700 Sq Mtrs ... just under 1.5 Acres::: Allotment well-maximised, with home privately set toward rear, crowning the sealed, lengthy driveway- Security screens for added-peace-of-mind- Also locks on windows- And security screen to all the doors - Gorgeous OUTDOOR ENTERTAINING AREA with blissful valley views- Purely magnificent gardens - Sublime landscaping and retaining walls- There's a 2.6kW SOLAR SYSTEM with 10 Panels to the Home's roof- Powered, detached 2-Bay Shed with painted floor, 1 bay with automatic door- Extra-deep, bonus Shed attached to the side of this, for a caravan, boat or 5th vehicle::: Accessible via the unsealed driveway from the main sealed driveway- Lovely rolling outlook - A delightful ARBOUR- 2 Rainwater Tanks::: Totaling 41,000 litres- Septic tank WHAT'S NEARBY?- 1.6km to Bridge Street / A21 Highway- 2.4km to John Trousdell Park- 2.6km to fuel and convenience shopping including Aldi, at the corner of Boundary Street- 3.6km to Gowrie Primary School- 4.8km to Wilsonton Shopping Centre and fast food- 5.4km to Wilsonton High School- 6.2km to St. Andrew's Hospital via North St- 9.9km to Grand Central Shopping Centre / CBDA TOTAL MASTERPIECE, and set in the blue-chip part of Cotswold Hills on preferred Cotswold Hills Drive, number 83 is the Beauty you've been waiting for. It's immaculately presented. VERY MUCH LOVED, now it's time to MAKE THIS HOME YOURS! FOR YOUR CONVENIENCE, we're standing by right now to answer your questions or schedule your tour, which will impress. SEE THIS SENSATIONAL, SPECTACULAR OPPORTUNITY TODAY! \*\*\*HANDY INFO with compliments of The Jacqui Walker Sells Team:- Orientation To Street: North- Builder / Age: Arden Vale, around 2000- Recent General Rates and Charges: \$875.00 net 1/2 yr- Recent Water Infrastructure Charge: \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- State School Zone: Gowrie Primary, P-6; Wilsonton High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.