

**1 Lourdes Street, Middle Ridge, QLD, 4350**



**House For Sale**

Wednesday, 25 September 2024

1 Lourdes Street, Middle Ridge, QLD, 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## 1 Lourdes Street, Middle Ridge

If you're after a low-maintenance, newly built 4-bedroom family home in a fantastic location, look no further than 1 Lourdes Street. Whether you have a growing family, or you're just looking for a comfortable space to live in with all the modern conveniences, this home offers everything you need and more.

After walking down the short hallway, you'll be greeted by the wonderfully spacious kitchen, dining and living rooms. The modern kitchen has a number of excellent features, including a gas cooktop, walk-in pantry and a large island bench with room for hosting breakfast. Flowing on from this are the light-filled dining and living rooms. The open-plan design allows for easy entertaining and family gatherings, while the large sliding doors provide access to the alfresco patio in the backyard.

The spacious master bedroom overlooks the back garden and features a walk-in wardrobe and a well-sized ensuite. This low-set home also has three additional bedrooms (all with built-in wardrobes), allowing for plenty of space for family and visiting guests. The main bathroom has a shower with separate bath for those that love to relax, plus a separate toilet and laundry for added convenience. The laundry also opens out to the garden, providing easy access for hanging the washing out.

1 Lourdes Street has a double garage with automatic door. This space provides room for storing two vehicles, plus tools, equipment, and any other items you wish to keep nearby but out of the home. The residence is also equipped with a 13.2kW solar system and has ducted air conditioning throughout. Stepping outside, those with pets and young children will be pleased to see that this home has a fully fenced backyard, making it ideal for small explorers.

In addition to the great features of this family home, the area offers a friendly community atmosphere where you can get to know your neighbours. Living here puts you just 3-minute's drive from Toowoomba Plaza and 3-minute's drive from Middle Ridge Park. The home is within the catchment for both Middle Ridge State School and Centenary Heights State High School. This home is a 4-minute walk from Highlands Christian College and a 10-minute drive to Toowoomba Grammar School. The University of Southern Queensland is also just a 6-minute drive away.

The Toowoomba CBD is a 10-minute drive from your front door, with the home close to many cafes, restaurants, and shops. If you love being outdoors, there are plenty of options within a short distance including Lake Annand Park and the beautiful Picnic Point Lookout. With easy access to major roads such as the New England Highway and Warrego Highway, this home also offers convenience for commuters.

Indoor features:

- Low-set, modern build
- Ducted air conditioning
- Open plan living
- Main bedroom with ensuite and walk-in wardrobe

Outdoor features:

- 13.2kW solar system
- Fully fenced backyard
- Alfresco patio
- Close to schools, parks, and shops

Offers prior to auction are encouraged as this property MUST be sold! Buyer inspection reports will be available upon enquiry.

Don't miss your chance to call 1 Lourdes Street home! Contact Ray White Toowoomba today to arrange your inspection

of this lovely family residence.

Rates: Approximately \$1,657.91 per half year

Water Access: Approximately \$315.29 per half year

**AUCTION DETAILS:**

15th October 2024 from 6.00pm

Ray White Toowoomba, 580 Ruthven Street

Can't attend in person? Watch the auction online!

<https://raywhitetoowoomba.com/watch-our-auctions-live>