

**11 Wisdom Street, Meringandan West, Qld 4352**



**House For Sale**

Sunday, 23 June 2024

11 Wisdom Street, Meringandan West, Qld 4352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

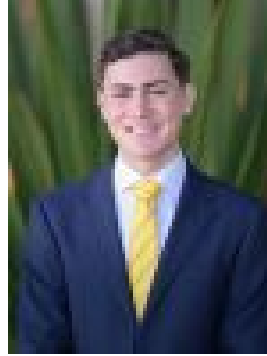
**Area: 4009 m2**

**Type: House**



Ben Liesch

0400436802



Tiege Ryan

0431772380

## Auction

Why go through the pain of building, or the long wait for a builder, when you can move straight into this brand-new home. Everything is done, including turf around the home, fencing, driveways and window coverings. Perfectly located in the Eagle Heights Estate, is this great low-set brick home situated on a fully fenced 4,009m<sup>2</sup> low maintenance allotment with good rear yard access and ample room for the shed or pool of your dreams! Set in a peaceful location, less than 10 minutes to shopping, medical facilities and schooling at Highfields. Not to mention, only 20 minutes from the proposed new Toowoomba Hospital site (due for completion in second half of 2027), under 25 minutes to Toowoomba CBD and under 30 minutes to Toowoomba Wellcamp Airport precinct. The home itself boasts open plan kitchen with quality electric appliances and a dishwasher, combined with the living and dining, which seamlessly flows onto the covered outdoor alfresco, providing ample room for relaxation and entertainment. The living space is finished off with a reverse cycle air-conditioner for year-round comfort. Each bedroom is equipped with built-in robes and ceiling fans, while the master bedroom comes complete with an air-con, a private ensuite and great sized walk-in wardrobe. The family bathroom has a separate bath and shower, with a separate WC. Additional features include a double remote lock up garage with internal access, solar panels and security screens on doors and windows. Features include but aren't limited to:

- Four bedrooms all with ceiling fans and built in wardrobes
- Main with air-con, walk in wardrobe and ensuite.
- Air-conditioned open plan kitchen, living and dining area
- Additional media/living room
- Double lockup garage with remote and internal access
- Main bathroom with separate shower and bath
- Covered north facing alfresco
- Fully fenced, acreage block
- Being sold with vacant possession - Rental appraisal available upon request
- Building and Pest Inspection Reports available upon request

This is a perfect solution for those looking to add to their property portfolio, first home buyers, or those just looking to live in a brand new modern home! Why Wait? For more information, contact Ben on 0400 436 802 or Tiege on 0431 772 380. Rates: Approximately \$639.21 per half year Water Access: Approximately \$210.19 per half year

**AUCTION DETAILS:** 09 July 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>