

13 Settlers Drive, Gowrie Junction, Qld 4352

House For Sale

Saturday, 29 June 2024



13 Settlers Drive, Gowrie Junction, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 4000 m2

Type: House



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Offers Over \$949,000

CAPTURING the loveliest, elevated south outlook from the large Living and Dining Areas, Jacqui Walker invites you to experience this LARGE FAMILY HOME with the MASSIVE SHED of your Dreams in this very special part of Gowrie Junction. FAST FLOORPLAN FLYOVER: Get 4 Bedrooms, SUPER-SIZED STUDY sized 3.8m x 3m, Ensuite, Main Bathroom, DOUBLE Garage, multiple Living spaces ... and a HUGE SHED spanning 15m x 10m. ON AN GENTLY RISING ALLOTMENT of 1 Acre, this home is IMMACULATELY PRESENTED inside and out, and the fenced backyard goes and goes. CONSTRUCTION QUICK SPECS:- Built in 2012 ... feels so fresh- Approx 331 Sq Mtrs under-roof ... the space you want- Brick home with Colorbond roof ... perfect, really! DEEP-DIVE INSIDE:- You'll love how the UPSIZED Living and Dining Areas perfectly capture the elevated south outlook:: Starting from the front door:- Lovely wide welcoming tiled entry- Study room, space to think yet not too hidden- Large Master Bedroom Suite:: Is that the BIGGEST WALK-IN ROBE in Gowrie Junction?:: Ceiling fan:: Reverse-cycle air conditioning :: Large, contemporary ENSUITE with vogue vanity adorned by 2 Basins, an IXL heat-light, upsized DOUBLE SHOWER and toilet- We graduate now to the heart of the Home:: Definitely made for living and RELAXING:: Very light, bright and airy- Dining Room:: With reverse-cycle air conditioning- Family Room - Then, a FORMAL LOUNGE ROOM:: With reverse-cycle air conditioning- The Kitchen overlooking this zone is a slice of PERFECTION:: Clever WALK-THRU PANTRY to Hallway near internal Garage::: Wow, unpacking the groceries has never been this easy::: Chef's 6-Burner oven :: Designer extraction fan, with glass elements:: ISLAND COUNTER with Breakfast Bar::: The stainless-steel DISHWASHER you expect::: Double sink::: Lots of cupboards and drawers::: An extra-large fridge recess::: And microwave recess- Living and relaxation SEAMLESSLY FLOWS out to the under-roofline ENTERTAINING AREA- We go now to the Home's final wing::: Bedrooms 2, 3 and 4 are all large, with built-in robes::: Large main Bathroom with premium bathtub experience, shower and vanity::: PRIVATE Main Toilet::: Laundry is easy with an integrated sink, a long bench, recesses for 2 Appliances and direct access outside to the Clothesline- Double automatic INTERNAL GARAGE::: Handy slip door outside::: Unpacking the groceries is so easy thanks to hallway with rare WALK-THRU Pantry ZOOMING-IN OUTSIDE:- The expansive Allotment goes and goes, with a gentle rise- Set on a lovely, meandering street with west orientation - 1 Acre total- Beautiful SOUTH-WEST views- A long concrete Driveway leads to the Home- Then pathways surround the whole Home- Under-roofline tiled Entertaining Area::: Definitely created for happiness with family and friends- The SHED OF YOUR DREAMS!::: Approx. 10m x 15m Colorbond steel shed::: Concrete floor::: Powered::: Seamlessly accessed by a 2nd long concrete DRIVEWAY::: A handy concrete pathway continues to the side::: 2 roller doors to the front, 1 to the rear::: The Shed is in complete colour harmony with the Home- Fenced backyard::: The sandstone blocks and beautiful hedges are a lovely example of thoughtfully-designed landscaping::: The backyard's final tier leads to a great spot for a game of FOOTY OR CRICKET- 4 x Rainwater Tanks, able to hold 5000 gallons each ... that's 20,000 gallons total! SO WHAT'S NEARBY?- 350m to lovely Park on Settlers Drive- 3.3km to Gowrie State Primary School- 3.6km to Gowrie Junction Progress Hall- 3.7km to Gowrie One Stop Convenience Centre- 7.6km to Highfields State Secondary College- 14.1km to CBD / Grand Central Shopping Centre THE OWNERS LOVE their contemporary, immaculate, upsized Home here in lovely Gowrie Junction. It offers all the space to run around outside ... an UPSIZED floorplan ... and premium finished and inclusions everywhere you look. TODAY IS THE DAY to make this yours! FOR YOUR CONVENIENCE, we're standing by right now to answer your questions or to book your look. This is Gowrie Junction's MOST SENSATIONAL MOVE, SO SEE NOW! ***HANDY INFO courtesy of The Jacqui Walker Sells Team:- State School Zone: Gowrie Primary, P-6; Highfields State Secondary College, 7-12- Orientation of living areas: South- Orientation to street: West- Recent General Rates: \$1,135.57 net 1/2 yr- Recent Water Access: \$315.29 net 1/2 yr + use- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 105 on Survey Plan 191367- Disclaimer: All care taken, however you're encouraged to independently verify all figures and indications.