

27 Phipps Drive, Meringandan West, Qld 4352



House For Sale

Tuesday, 2 July 2024

27 Phipps Drive, Meringandan West, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2293 m2

Type: House



Dan James

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Dylan Ready

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Auction

Imagine sitting in your formal lounge, warm coffee in hand, gazing out your front window with your eyes set to the open rural landscape of hills, trees, and the occasional hopping native. 27 Phipps Drive, Meringandan West, is a warm and inviting home situated in a quiet street offering beautiful, elevated views. This 2013 steel-framed, Dixon designed home offers all the modern features you expect in a quality-built home. The huge kitchen is a home cook's dream come true - quality Caesar benches that offer abundant space, plenty of storage, a family-sized pantry, along with a new oven and dishwasher, an induction cooktop and open space to comfortably fit any size fridge your heart desires. This large home has LED lighting throughout, with pendant LED lights in the kitchen, and quiet-running ceiling fans with lights in the bedrooms and living rooms. Enjoy air-conditioning in the formal lounge and living areas to keep you cool in summer and toasty warm in winter. There is a third air-conditioner in the fourth bedroom at the back of the house which is perfect for the home office. Speaking of home offices, this home has been set up by the truly tech-savvy - there are data points throughout the home, a wall mounted TV outlet in the formal lounge and a full server area with FTTP NBN internet. The home has recently been upgraded from tile to the highest quality Karndean Longboard Vinyl Planks, American Weathered Pine and luxurious Dream Shadow carpets in all the bedrooms - these floor coverings add a level of luxury and warmth to this home. The generous master bedroom has a large walk-in robe, a modern ensuite, and electric block out blinds. The remaining three bedrooms have full-mirrored built-ins, with an abundance of natural light, all in convenient proximity to the family bathroom, which is well appointed with a good size bath and shower, with a separate toilet. Shifting from the formal lounge to the living room, you'll be able to admire the fully landscaped backyard where the green thumb can continue growing their own produce in the prepared vegetable gardens. Fruit and nut trees are set to produce a yield in the coming seasons. A massive 25000l tank that collects water from the home and shed, provides plenty of water for the garden. There is a pump to push water out to the taps in the yard and at the shed. A pre-prepared pad beside the shed is ready for more tanks if you so wish. When you have finished in your garden, you have easy access into the laundry / mud-room from the expansive L-shaped covered patio, complete with roller blinds, ideal for all-weather outdoor entertaining. The landscaped garden is full of character and charm, and conveniently placed sandstone stairs have been set to make traversing up to the large single phase powered 10mt x 10mt shed, with 4mt x 10mt skillion a breeze. The skillion is the ideal location for ending the day with a sundowner, while watching horses roam in the fields in front of you. This spectacular home offers an insulated double bay garage, plus an extra parking pad. For peace of mind, this property is fully fenced with quality 1.8mt PVC fencing with lockable pedestrian gates on either side of the home and a 3mt wide lockable vehicle gate offering easy access to the shed at the back of this generous 2293m² property. The current homeowners have thought of everything! The work is all done. Book your inspection today! Offers prior to auction will be considered and are encouraged. Contact Dan James on 0439 714 722 or at dan.james@raywhite.com

Features:

- Air conditioning in both living areas and 4 th bedroom
- Open plan living with double glass sliding doors to outside
- Caesarstone benches in the kitchen
- New Dishwasher and Oven
- Convection cooktop
- Formal lounge and second open plan living and dining area
- All bedrooms with ceiling fans and built in robes
- 2 modern bathrooms
- Main bedroom with electric blinds, ensuite and walk in robe
- Covered entertainment area
- Private fully fenced yard with garden shed
- Huge 25000L rainwater tank
- Double Remote Control Garage
- Vehicle access to backyard
- Pedestrian access to both sides of yard
- Walking distance to Meringandan State School
- Close proximity to the famous Meringandan Pub
- 10 minutes to Highfields
- 25 minutes to Toowoomba

Rates: Approximately \$836.95 per half year
Water Access: Approximately \$315.29 per half year