

**34 Gerrard Street, Middle Ridge, QLD, 4350**



**House For Sale**

Saturday, 10 August 2024

34 Gerrard Street, Middle Ridge, QLD, 4350

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**

## EXECUTIVE STYLE FAMILY HOME ON PRIVATE 2,500M2 ALLOTMENT!

Sitting at the back of a quiet cul-de-sac on a serene 2,500m<sup>2</sup> in one of Toowoomba's best suburbs, discover the unique blend of comfort, style, and functionality of this home!

Spread across a huge 330m<sup>2</sup> this home offers 6 bedrooms all with built ins (or 5 with a separate granny flat), 4 bathrooms, a separate office with built in desk and cabinetry, 3 living areas, formal and informal dining rooms, large kitchen with double oven, electric cooktop and built-in bar, deck adjoining family room overlooking manicured gardens.

The granny flat can be locked off from the main house with access via its own front door. Featuring space for a combined lounge/dining area, bedroom with built ins and ensuite, there are also provisions and space for a kitchen to make this space fully self-contained.

This sprawling home is surrounded by impeccably manicured gardens for added privacy. Tucked away in the corner is a 6m x 6m powered shed for additional car parking or general storage. Only minutes to the Kmart Plaza and The Ridge Shopping Centre and just a short drive to anything else you might need, this sensational home is not one you'll want to miss.

### Features Include:

- 5 built in bedrooms - 2 with ensuites
- Additional Granny Flat with separate entrance, ensuite and living room (with provisions for kitchen)
- Large office with built in desk
- Three living areas including family room, formal lounge, and rumpus
- Central kitchen featuring New Guinea Rosewood cupboards, double oven, electric cooktop, fridge and dishwasher
- Plantation shutters and security screens throughout
- Ducted air-conditioning and wood fireplace
- Large laundry with built in Miele washing machine and dryer
- Ample storage throughout
- Back to base security system
- Double carport plus additional 6mx6m powered shed
- Private 2,500m<sup>2</sup> allotment
- Close to a variety of public and private schools, shops, cafes and parks
- Council Rates - \$2,689/half year approx