

**59 Meringandan Shirley Road, Meringandan West,
QLD, 4352**



House For Sale

Monday, 23 September 2024

59 Meringandan Shirley Road, Meringandan West, QLD, 4352

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Amy Makim
0746308711

DELIGHTFUL COLONIAL COTTAGE OVERFLOWING WITH CHARM AND TOP-TIER LIVEABILITY, WITH WATER VIEWS, ON OVER AN ACRE

With delightful character accents at every turn, resplendent with charm, this well-maintained cottage will have you falling deeply in love at first sight.

Set on an impressive 4,500m² block, tucked away behind lush greenery, this divine 1920 Colonial treasure is perfect for those yearning for a romantic life overflowing with beauty, elegance and top-tier liveability. Overlooking a sparkling dam, abundant with bird life, and undulating valley vistas, this home is the epitome of serenity.

HOME HIGHLIGHTS

- Exquisite Classic Features
- Polished Timber Floors
- High Ceilings, VJs +
- Pressed Tin Accents
- Expansive Covered Deck
- Views over the Dam
- 2 x Great sized bedrooms
- Master Bedroom + Built-in Robe
- Master + Living Air-conditioned
- North-Facing Kitchen
- Indian Rosewood Kitchen
- 900mm Chef's Oven with
- Gas Cooktop/Electric Oven
- Indian Rosewood Bathroom with
- Shower Only
- Internal Laundry

INFRASTRUCTURE

- 9m x 6m Powered Shed with
- 2 x Roller Doors +
- Rear Roller Door
- Workshop
- Side Access to Back Yard
- Fully Fenced House Yard
- Electric Hot Water (2yrs old)
- Town Water
- Septic (recently pumped)
- 55,000L Underground Rainwater tank – option to be plumbed to the entire home

STANDOUT FEATURES

- Freshly Painted Externally (approx. 12mths)
- Painted Internally (approx. 2yrs)
- Low-Maintenance Steel Stumps
- Ambient Electric Heater/Fireplace
- Adorable Firepit Area
- Abundant Native Birdlife
- North-East facing Entertaining

Land Rates: \$700.90 per half year nett

Water Rates: \$335.75 per half year nett

You deserve a gentle life, surrounded by nature and classic beauty, see you at the Open Home, if you have any questions, please call Amy on 0400 018 849.