

# 76A Goombungee Meringandan Rd, Meringandan West, QLD, 4352

ecology

## House For Sale

Thursday, 1 August 2024

76A Goombungee Meringandan Rd, Meringandan West, QLD, 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House

## Near-New Home + Barn Shed on 4,279m2

### DWELLING:

Well-appointed and comfortably presented for family enjoyment; this appealing residence is sure to impress. Contemporary appeal, light-filled living areas and a peaceful rural outlook define this outstanding family residence. Quality built by Three Little Pigs Construction, this near-new residence celebrates a relaxed approach to living, in a popular lifestyle location. The home's entertaining possibilities include a generously sized north-facing outdoor area, open-plan living and a galley kitchen, connecting to the home's functional layout.

### GARDEN:

Two street access with automatic gates at each, provide secure entry to the 4,279m2 allotment, with a double remote garage attached to the house and a well-equipped barn-style shed at the rear gate. You can enjoy the elevated rural outlook from the covered alfresco area overlooking the yard, with plenty of scope for further landscaping and room to construct a pool if desired. Vehicle storage for many types is possible thanks to the shed with higher than standard centre doors, and the 6.0m wide rear electric gate & 4.0m wide front electric gate.

### LOCATION:

It's all about the lifestyle in Meringandan West, a community located around thirty minutes north-west of Toowoomba, and around ten minutes from Highfields. Set opposite farmland, the home enjoys a relaxed rural outlook. It's a one-minute drive to Valley View Park, or only 950m from Meringandan West Skate Park with a children's playground, ball court and picnic areas. Located within the catchment zone for Meringandan State School and Highfields State Secondary School, there are also numerous schooling options available in nearby Highfields. A local convenience store is a one-minute drive up the road or Coles and Woolworths in Highfields are about a ten-minute drive. Popular dining options are also close by with Meringandan Hotel a two-minute drive from the home, well known for its generously sized pub meals, or Rosalie House Cellar Door Restaurant a four-minute drive away.

### Extra Features....

Constructed in 2021 by Three Little Pigs Construction

Two street access with electric gates

Large north-facing outdoor area with BBQ vent & TV power point

Easy care vinyl plank flooring

Double roller blinds (sheer & block out)

Ceiling fans in bedrooms

Split System Reverse Cycle Air Conditioning in the main living & main bedroom

Galley-style kitchen with stone benchtops + soft close cabinetry

Large walk-in pantry with space for a second fridge + stone benchtop

Euro brand Gas cooktop, Pyrolytic Electric Oven & Combi Microwave and Steam Oven

Master suite with walk-in robe and ensuite

Family bathroom with free-standing bath, shower with raindrop shower head + separate toilet

Gas hot water system

Bottled gas

Solar system with 5.0kw inverter & 34 panels

Security cameras, hard-wired to house & shed

22,500l Rainwater tank with pump (connected to the house)

10.0m x 8.0m barn-style shed with power, lights, water, airlines & remote electric doors

Septic system

NBN FTTN connected (Fibre to the Node)

Disclaimer: Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology

Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.