

9 Gerbera Court, Middle Ridge, QLD, 4350



House For Sale

Wednesday, 25 September 2024

9 Gerbera Court, Middle Ridge, QLD, 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Now Meet YOUR MATCH ---- SPACIOUS, classic and immaculate with value-adding SOLAR SYSTEM and TWO RAINWATER TANKS.

EAST-FACING and set IN ONE OF TOOWOOMBA'S TOP 2 SUBURBS, The Jacqui Walker Sells Team presents this SPACIOUS 4 BEDROOM HOME WITH BONUS STUDY ROOM, complete with value-adding SOLAR SYSTEM and TWO RAINWATER TANKS.

CAPTURING classic and immaculate presentation

- set among neighbouring quality homes

ONLY 210 METRES to a PARK and 500m to Convenience Shopping,

let's head INSIDE:

- Floorplan fast flyover: Study Room AND 4 Bedrooms, ENSUITE, Main Bathroom, Internal Double Garage

- Formal Entry graced by classic, elegant front door

- Spacious FORMAL Lounge and FORMAL Dining

::: Notice the generous proportions

::: Crowned by elegant joinery to cornices and light fixtures

- Then, overlooking CASUAL LIVING, meet the KITCHEN ... it's heart of this home

::: Double-bowl sink

::: Wall oven

::: Electric induction stove

::: Microwave allocation

::: Fridge recess

::: Plenty of cupboards and preparation space

- This overlooks the CASUAL LIVING AND DINING areas

::: Made for easy nights in

::: And even easier weekends

::: With a striking brick half-wall facing outward beneath the main Kitchen Counter

- These casual spaces overlook the light-filled COVERED OUTDOOR ENTERTAINING AREA

- Internal lock-up Double Garage, fitted with a remote-controlled door

::: With value-adding PREMIUM WALL-LINING

FOR REST AND REJUVENATION:

- Bonus STUDY ROOM with Cupboard, in addition to the Bedrooms

- Total of 4 Bedrooms, each with built-in robes and CEILING FANS

::: UPSIZED ENSUITE to the Master Bedroom

::::: Lovely and spacious ... with two basins, shower and a PRIVATE TOILET

- An attractive, thoughtfully-appointed POWDER AREA adorns the

::: PRIVATE MAIN TOILET

::: Lovely Main Bathroom, with vanity, bathtub and wide shower

- Laundry Room

::: With useful counter, cupboards, washing machine recess, and wall space for your optional dryer

::: Easy access outside to the Clothesline, set upon a gorgeous Stampcrete courtyard zone ... a lovely spot to be!

- Useful Linen/Storage cupboard to hallway

DISCOVER OUTSIDE:

- 714 Sq Mtr Allotment

::: Ideal EAST-to-street

- Lovely position in the no-thru street in leading suburb, Middle Ridge

- Lovely front entry experience

- 3.75kW SOLAR system to the home, with inverter set in the handy garden shed ... total of 14 panels to the Home's roof

- Wow! 2 x 10,000 rainwater tanks plumbed to the house, and of course, there's town water connection

- Twice the size! Handy DOUBLE Garden Shed, WITH POWER and power points

- Double-gates enable BACKYARD VEHICLE ACCESS to the fenced backyard

- Beautifully landscaped, everything thought of

::: For example, there's a bin zone behind the Garden Shed

::: And a purposely-created Clothesline area with Stampcrete courtyard

SO WHAT'S NEARBY?

- Wow! PARK on Snapdragon Street just 210m away

- Handy! 500m to Foodworks convenience shopping

- Lovely! 550m to lovely sprawling Parklands

- 800m to Gabbinbar Primary School

- 1.1km to Waterbird Habitat

- 1.9km to Aldi

- 2.3km to The Ridge Shopping World

- 2.6km to Kmart at Toowoomba Plaza

- 2.8km to Centenary Heights High School

- 4.2km to USQ

- 4.2km to Picnic Point

- 5.3km to Empire Theatre / CBD

NEXT UP, come, explore this spacious Home brought to you by The Jacqui Walker Sells Team.

WE RATE THIS HOME 'Perfect for sustainable living', thanks to the value-adding Solar System and 2 Rainwater Tanks.

IT'LL BE SO GREAT to live just 500 metres from convenience shopping and sprawling parklands, surrounded by quality homes in one of Toowoomba's top 2 Suburbs.

YOUR SENSATIONAL MOVE begins with a look, so 24/7 The Jacqui Walker Sells Team is listening for your call, text message or online inquiry. SEE NOW!

***HELPFUL DETAILS courtesy of Jacqui Walker Sells Sensational Moves:

- Built: Around 1993-1995

- Recent General Rates: \$1,604.53 gross BEFORE DISCOUNT net 1/2yr

- Recent Water Access: Generally \$315.29 net 1/2yr + use

- Local Government Area: Toowoomba Regional Council

- Real Property Description: Lot 43 on Registered Plan 864764

- Allotment Size: 714 Sq Mtrs

- Internet: Can connect to the NBN via Fibre-to-the-Premises technology, FTTP

- State School Zone: Gabbinbar Primary, P-6; Centenary Heights High, 7-12

- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.