



4 Mally Road, HODGSON VALE, QLD 4352

Convenient Country Living with a Quality Home, Big Shed, and Beautiful Gardens, all just minutes to Town

This beautiful classic style home with striking street appeal, is set on a beautiful acre allotment lush with manicured park like trees, shrubs, gardens and lawns. A wonderful family lifestyle home and property, which will also suit the retiring couple who would appreciate privacy, gardening, and need a good big shed.

This quality home was built in 1993 and has been meticulously maintained throughout its one owner history. It boasts a stunning glazed terracotta tile roof, a spacious open plan air-conditioned combined kitchen, dining, and living area with wood heater, and generous formal lounge room. The family and dining room opens to the covered rear entertaining area, which flows out to the lovely privacy of the rear gardens and lawns.

The kitchen is beautifully positioned with in the home, providing a fabulous outlook over your rear yard to the trees, and gardens, creating the feeling of bringing the outside in. It is a well appointed galley kitchen with a Belling double oven and cooktop, plenty of bench and cupboard space, and a breakfast bar to the side. The fridge recess will accommodate the largest of fridges.

TYPE: Sold

INTERNET ID: 22784647

SALE DETAILS

\$619,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**
202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

There are four bedrooms, including the huge master with ensuite, which features both his & hers robes, plus an additional small walk in robe. The additional three family bedrooms are all built in, generous in size, and you can use the fourth as your office if you like, as it is currently.

The family bathroom and laundry particularly, are also a generous size. The laundry is well appointed with large double stainless steel tubs, and it conveniently opens adjacent to the rear entertaining area, and out to the rear yard. The whole home has plenty of cupboards and storage space right throughout. In addition to the built in robes, there are nine additional linen or storage cupboards. You won't be short of space to store everything you need here.

The attached double lock up garage has internal access, and has a rear personal door through to more undercover area at the rear. The 9m x 7.2m three bay powered timber framed shed has an insulated roof, workbench and shelving, and vehicle access to the double roller doors. Every mans dream is answered with this shed on offer.

A total of 7500 gallons of rainwater tanks, plus town water connection has your water supply needs covered. A handy storage or woodshed, a chook pen, and a number of built up veggie patches is all included on this lovely level fully usable block.

You will appreciate the array of trees which include, 3 Jacaranda's, a few Chinese Pistachios, Native Frangipanis, Lily Pillys, Carob, Oak, Paper Bark, Claret ash, English Elm, Norfolk Pine, Bottle Brush, NZ Pine, Ornamental Pear, NZ Ash, Qld Red Cedar, Qld Nut, Flowering Ash, Golden rain trees, 2 Navel Orange trees, Lemon Tree, Mandarin tree, Grape Vines, all set on this fully fenced property.

Complete with NBN connection, and Crimsafe screen doors throughout the home, this great property package is all situated just five minutes drive to Toowoomba Kmart Plaza, and a few more to Toowoomba CBD and all it has to offer. Hodgson Vale itself provides you with the benefit of the local Spar Convenience Store, a Hairdresser, the Lions Park, and Community Cricket Oval, Tennis Courts and Facilities.

Your viewing of this lovely home is highly recommended. Please don't hesitate to call Murray or Ben today, to arrange your inspection.

Other features: Built-In Wardrobes, Close to Shops, Fireplace(s), Garden, Formal Lounge

- Land Area 4,000.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Air Conditioning







