



HODGSON VALE QLD 4352

Precision & Prestige Finish in Contemporary Architecture

Set high on an elevated One Acre allotment this outstanding architecturally designed home with striking street appeal, offers spectacular sweeping views over the Hodgson Vale, Preston and Ramsay districts, and is just a 10 minute drive into Toowoomba's CBD and all of its wonderful shopping centres, schools, and essential services.

This exceptional home spread over 441m² of living area, boasts five separate living areas, a huge galley style open plan kitchen with butler's pantry, a fabulous combined casual dining and living area featuring 7 Metre high ceilings, four bedrooms, a study or fifth bedroom, three bathrooms, two laundries, a theatre room or formal lounge, a huge semi enclosed outdoor entertaining with food prep area, and a separate Alfresco or BBQ area with outdoor kitchen.

No expense has been spared in the making of this incredible home. The utmost in quality appliances and choices of fixtures and fittings have been used through out. Some of the many features include the pavilion high raked ceilings, ducted air conditioning, two separate main entry's and foyers, New South Wales Spotted Gum 5 inch timber floors, wide timber staircase and hallway, huge E Glass windows to take advantage of the views, Crim Safe quality screens and doors around the whole entertainment area, the 'Thinking Station' which includes the security system and a sound system through out the whole home.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 22859497

SALE DETAILS

**Expressions of Interest
Above \$1,290,000**

CONTACT DETAILS

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

Murray Troy
0400 772 210

The open plan galley style kitchen is positioned to take advantage of the expansive views and is generously appointed with AEG Appliances, stone bench tops, soft close draws, induction cook top, dual ovens, and feature lighting. A large butler's pantry is conveniently located behind the kitchen and provides plenty of bench space, cupboards, and has a kitchen sink, and a further walk in storage area under the stair well.

Taking the lovely wide timber staircase to the second level, we find the parents retreat, which leads you through to the enormous air-conditioned master bedroom suite which is designed to spoil you. Enjoy your own private balcony taking in the panoramic views to the South East. The spacious ensuite with floating double vanity and large shower, and huge walk in robe with a his and hers side each and a large built in dresser in the middle, complete the master bedroom suite.

Bedroom two also features its own private balcony, whilst all bedrooms have ceiling fans and built in robes, the large study is also air conditioned. The guest or 5th bedroom has a walk-through robe to its own combined ensuite, and second laundry.

The main family bathroom is generous in its size, and features a full size bath, larger shower recess and is finished in tasteful contemporary tiles.

The home has excellent storage and linen cupboard capacity, all along the hallway and more in the large attached double lock up garage has even more storage cupboards and features the very practical seamless epoxy resin flooring.

Outside is every man's dream come true. The enormous 12m wide x 14m in length, high clearance powered shed was purpose built. Accommodating 8 cars, it is fully lined and insulated, fitted with the same security system as the home, it has built in work benches, cabinetry and shelving, and a storage loft. Ideal for the car collector, caravans, boat, a games area, or suitable for whatever your interest require. Two additional separate single carports are located conveniently adjacent to the butlers pantry, the second beside the double garage.

Your Water needs are well catered for with 3 x 5000 gallon concrete rainwater tanks all servicing the home, plus Town Water is connected, which you will rarely require.

NBN, is run to and available, though not connected into the home currently.

Rates: \$834:53 per half year

Water Access: \$275:59

Only upon your inspection can you fully appreciate this spectacular property.

Please call Murray Troy to arrange your private viewing.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Garden, Secure Parking, Polished Timber Floor

- Land Area 4,259.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- 8 car garage
- Double carport
- Air Conditioning









