



44 Happy Valley Road, CABARLAH, QLD 4352

Gorgeous Queenslander & Cottage on a generous 4.5 Acres, in the Heart of Cabarlah

This stunning lifestyle property presents an incredible and unique opportunity to secure two charming residences on a generous 4.5acre allotment, privately set in the idyllic setting that Cabarlah boasts. The perfect property for the large family, savvy investor or the those looking for lifestyle with plenty of space to use and enjoy, whilst still being so close to town. The property is surrounded by gorgeous creeks, bushlands and reservoirs ready to explore and is handy to fantastic lifestyle facilities including the Borneo Barracks Golf Club. This really is the full package and presents a lifestyle you and your family will appreciate for years to come.

The main residence (Queenslander) has been tastefully renovated to an extremely high standard, offering stylish accommodation spread over one well-designed level. The home boasts a glorious wrap around veranda that soaks up the morning sun and fills the home with natural light. The home comprises of 5 great sized bedrooms with the potential 6th bedroom (study), and 3.5 bathrooms - the luxurious master bedroom includes an ensuite, built in robes and has private access to the veranda. Two of the bedrooms have access to their own private sunroom/sitting area and the rear extension features a huge living space which is currently used as the home's music room.

The second residence (Cottage) is ideal for a teenage retreat, granny flat, extended family accommodation or perhaps to be rented out as an Airbnb. Offering 2 bedrooms

TYPE: Sold

INTERNET ID: 22897426

SALE DETAILS

\$875,000

CONTACT DETAILS

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and 1 bathroom coupled with a fantastic kitchen and open living/ dining area.

Extensive Property Features:

- o Ducted air-conditioning throughout the front of the main residence
- o Reverse cycle air-conditioning through the rear of the main residence
- o Heated above ground pool, surrounded by spacious deck
- o Two entry points from street frontage
- o 5.5-Kilowatt Solar System (powers Queenslander)
- o 12,000 gallon in ground Water tank (fed from both roofs)
- o Lovely Eastern aspect
- o Double bay lock-up shed
- o Gorgeous outdoor barbecue/gathering area
- o Open plan kitchen, living & dining area in both Queenslander & Cottage
- o Induction stove top
- o Electric appliances
- o Polished timber floors
- o Fully dog fenced
- o Chook pen
- o Rural residential zoning
- o Cottage completely council approved

There is plenty of privacy and space in between the two dwellings ensuring comfortable living for all. With plenty of outdoor space to enjoy, this truly peaceful location and fantastic residences create a charming atmosphere to raise a family. Now is your chance to take the leap to acreage living and indulge in a laid back, serene country lifestyle, properties of this calibre are sought after by many.

Rates:

General - net ½ yearly - \$1,339.01

Water - net ½ yearly - \$304.59 + consumption

Other features: Built-In Wardrobes

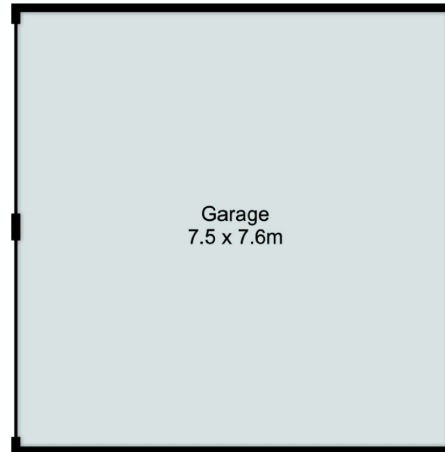
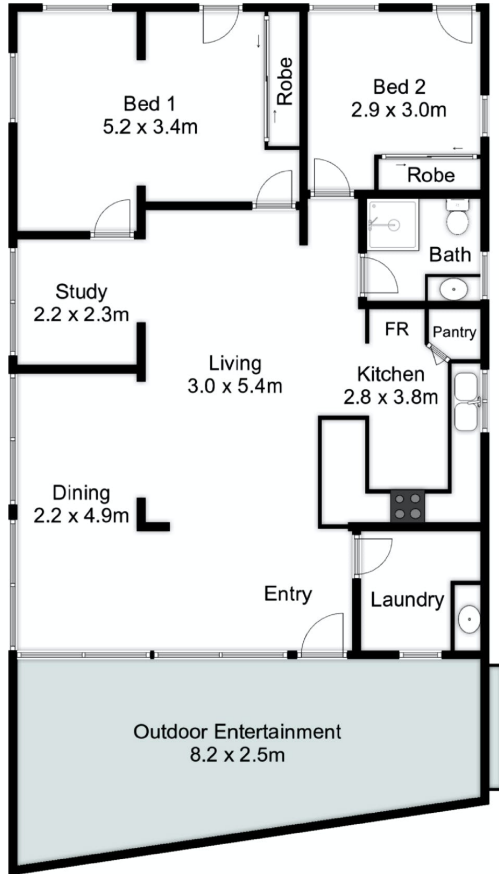
- Land Area 4.5 acres
- Bedrooms: 7
- Bathrooms: 4
- 4 car garage
- Air Conditioning







Elders 44 Happy Valley Road, Cabarlah
All measurements in this plan are approximate and should only be used for approximate purposes.
This plan does not constitute an offer of real estate.



Cottage



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All measurements in this floor plan are approximate and should only be used for representational purposes.
This floor plan was produced by SK Media Group.