



## 72 Valley View Drive, MERINGANDAN WEST, QLD 4352

The Complete Lifestyle Package, Perfect for the Large Family.

Located in the heart of Meringandan West just a stone's throw from the Meringandan West trading & produce store, mere minutes to the local primary school, handy to the famous Meringandan pub, whilst under 10 minutes-drive to Highfields and a further 15 minutes to Toowoomba's CBD and all it has on offer, this spacious family home is set on a fully landscaped 4,200m<sup>2</sup> allotment with a self-contained granny flat, huge carport, good shed, solar and many other impressive features. Properties like this are rarely found and are highly sought after. This property package is ideal for the large family chasing lifestyle close to town with plenty of room for the whole family to enjoy.

Internally the property is well appointed with plenty of room to roam, boasting 5 genuine bedrooms including a generous main with a walk-in-robe and ensuite equipped with a double shower. The other four bedrooms are of a good size and come equipped with built in robes. These bedrooms are serviced by the large central bathroom which has a shower, spa bath and a separate toilet close by. The considered floor plan offers open plan dining and living off the family sized kitchen which has been updated, featuring quality electric appliances, ample cupboard and bench space, and a dishwasher. Entertain inside and out as the covered outdoor area is easily accessible through the dining & living area and is the perfect space to spend quality time with guests, friends, and family. Towards the entrance of the home is a spacious theatre room which comes equipped with a reverse cycle air-conditioner. The open plan dining, living, kitchen, covered outdoor area and front theatre room all soak in an abundance of natural light

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**TYPE:** Sold

**INTERNET ID:** 300P101859

**SALE DETAILS**

**\$690,000**

**CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**

202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Zac Turley**  
0477 300 121

complimentary of the eastern aspect.

The current owners have tastefully renovated the inside of the once 6m x 9m powered shed to fully transform it into a self-contained granny flat. Internally, the granny flat features a modern kitchen with electric appliances, LED lighting, modern bathroom with shower and toilet, plus a spacious bedroom with plenty of cupboard storage. It boasts stunning rural views to the south and has also been fitted with a reverse cycle air-conditioner in the open plan living and dining area. Just off the front of the granny flat is the huge 9.7m x 7.2m carport equipped with LED lighting. The carport could comfortably accommodate three cars with another two fully enclosed bays and a third covered area in the 12m x 6m shed out the back. This shed also has additional room for storage or a work bench.

Extensive Property Features:

- Self-contained granny flat with modern kitchen, bathroom, living & dining and main bedroom.
- 12m x 6m shed, with 9m's of it fully enclosed plus the additional 3m space for a trailer or vehicle.
- Workshop area in 12m x 6m shed.
- 9.7m x 7.2m carport with LED lighting.
- 4.5-kilowatt solar system.
- 4 reverse cycle air-conditioners (3 in main house, 1 in granny flat).
- Spacious main bedroom with reverse cycle air-conditioning, ensuite and walk in robe.
- Four good sized bedrooms big enough for queen beds with built ins, one is also equipped with reverse cycle air-conditioning.
- House has been freshly painted internally.
- New carpets and floating floors in bedrooms.
- Large main bathroom with shower, spa bath and separate toilet.
- Family sized kitchen with good storage, quality electric appliances.
- Open plan living, dining and outdoor alfresco capture Eastern aspect.
- Fenced on three sides with internal fencing suitable for pets.
- Fully landscaped allotment with sandstone retaining walls, front privacy hedge, palm tree, scrubs along all boundaries and oasis of fruit trees.
- Fruit trees include banana, lemon, mango, orange, mandarin, and mulberry.
- 8-10 car accommodation in total with 6 covered (3 in carport, 3 in shed, 2 in parking space & ½ way up driveway, 2 spaces towards bottom of driveway).
- 22,500L rainwater tank.
- Water plumbed fridge.
- NBN connected.
- Town water connected.

What an opportunity to acquire such a desirable address. The current owners are sad

to see their family home go but are committed elsewhere. They know that another family like theirs will come along and fall in love with this expansive property upon inspection. The current owners are committed elsewhere. All serious offers to purchase this expansive property will be considered.

So don't wonder what could have been, contact Zac Turley today for further information or to arrange your private viewing, otherwise we look forward to welcoming you at the next open home.

Rates:

General net  $\hat{A}$ ½ year: \$830.93

Water net  $\hat{A}$ ½ year: \$314.59 + consumption.

School Catchment:

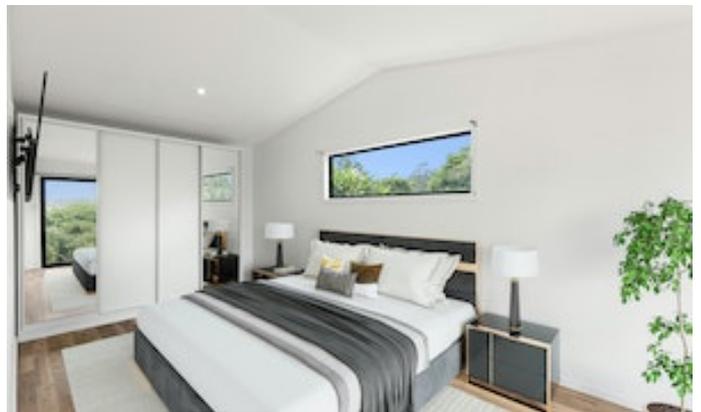
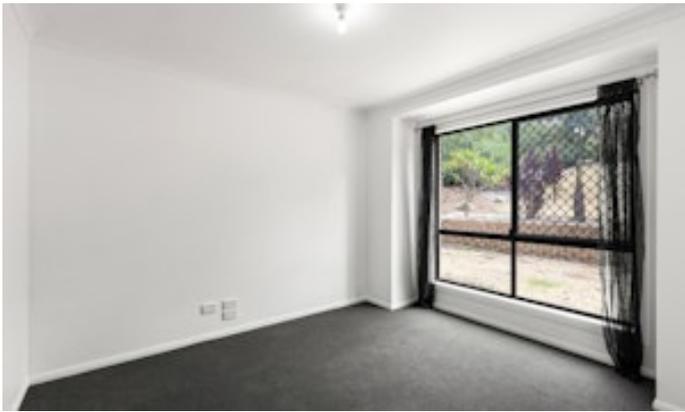
Prep to Year 6: Meringandan State School.

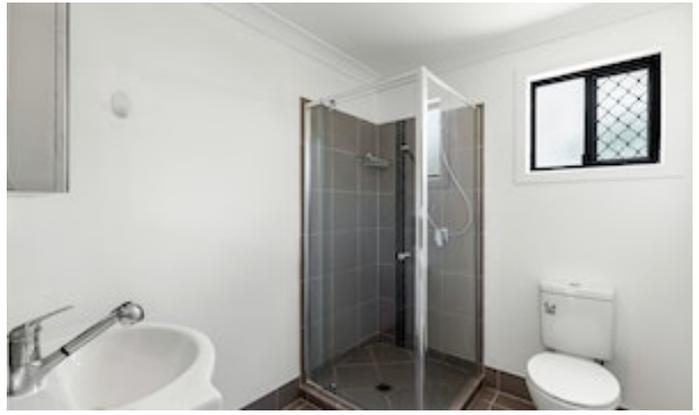
Year 7 to Year 12: Highfields State Secondary College.

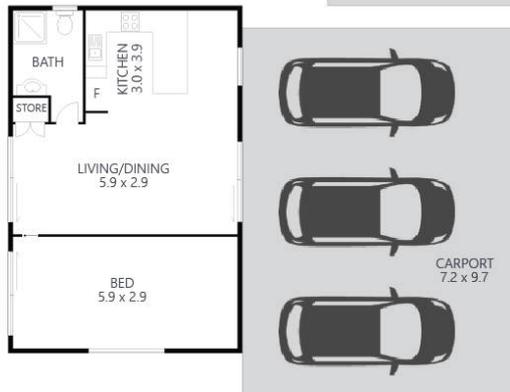
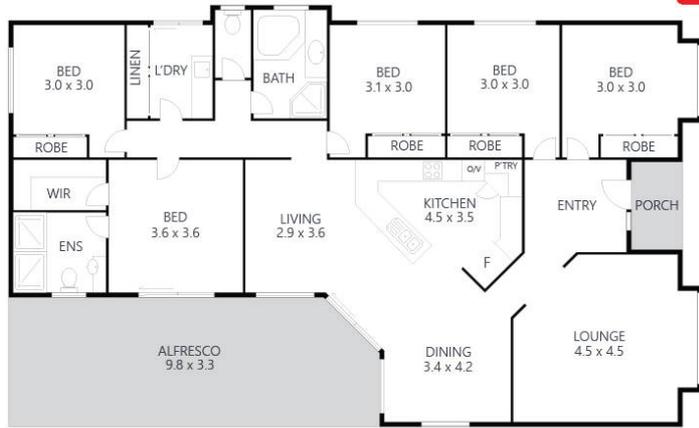
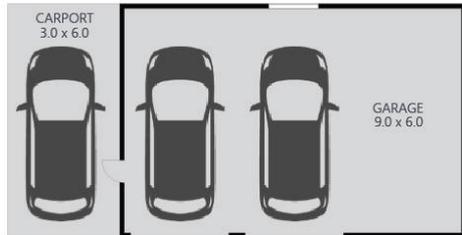
Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 4,200.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Car Parks: 6
- Ensuite









72 VALLEY VIEW DRIVE, MERINGANDAN WEST

INTERNAL: 204m<sup>2</sup> EXTERNAL: 173m<sup>2</sup> TOTAL: 377m<sup>2</sup>  
 6 3 6

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA