

## 3 Donaghy Court, HIGHFIELDS, QLD 4352

Serenity, Quality, Completeness and Space!

All you are after from a quality Highfields acreage home is here! Now is your chance to enjoy the broad, sunlit uplands of this inviting, thoughtfully modernised, traditionally themed home in a large, open yet private setting. "JUST" a 'must see' and 'act now' HOME for you!

Proudly featuring:

- Covered patio and west facing sitting spot at entry
- Feature glass panels to front timber entry door
- Cloak cupboard at entry
- Built in 2000 (one owner) with 9ft ceilings throughout
- Beautiful, light formal lounge with plantation shutters, ceiling fan, LED downlights and bi-fold entry doors off hall
- Generous and spacious 5th bedroom or office with plantation shutters, ceiling fan, built-in robe and bookcase behind door

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:** 300P109488

**SALE DETAILS**

**SOLD - \$860,000**

**CONTACT DETAILS**

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

**Justine Dill**  
0488025275

- Sizeable main bedroom on northern side with ceiling fan, crimsafe screen including fire safety escape, walk-in robe and renovated stone-topped en-suite with double vanity
- Flow through to the inviting open-plan family living-dining space, facing north-east capturing the light and warmth!
- Air-conditioned living area with feature wood-fire heater for those winter nights!
- Modern kitchen with waterfall stone-top island bench, Smeg cooking appliances and Bosch dishwasher, wide fridge space, pantry with sliding drawers, breakfast bar and double filtered rainwater to sink
- Easy access from kitchen to the double lock-up garage, great for the shopping bags!
- Garage with panel-lift remote controlled door, seamless painted flooring and triple door storage cupboard
- Glass slider doors out to the generous covered outdoor entertaining area with TV point, power and BBQ gas point (LPG bottles). Also featuring custom made lock-in blinds for wind and temperature control
- Bedroom wing for the remaining three bedrooms, storage and wet areas
- One spacious bedroom with ceiling fan and walk-in robe
- Two additional good size bedrooms at eastern end with ceiling fans, built-in robes and drawers
- Great sized laundry with storage cupboards and glass slider external door
- Generous four door linen cupboard to hall including broom cupboard
- Spacious main bathroom with corner spa bath, separate shower and vanity; all new tapware
- Separate toilet
- To the outside, there is stencilled concrete paving right around the house
- Established trees, screen plantings and landscaping
- 9m x 6m POWERED SHED to side/rear of home
- 10,000 gal (45,000L) underground rainwater tank filled by house and separate shed
- Both town and/or tank water supply to the home
- Tank fully cleaned in 2022; new pump fitted
- Water filter on outside house wall and second filter under kitchen sink
- Septic system, cleaned in 2022
- Solar-electric hot water system, 270L
- Solar system with 12 panels
- Security screens to all doors
- Crimsafe screens on bathrooms, toilets and in main bedroom
- Compliant smoke alarms
- NBN connected
- Fully insulated walls and ceilings including garage

- New vinyl clip flooring to central living and hallways
- Modern colour tones throughout
- General Rates - \$1088.66 net per half year
- Water Access Charge - \$314.59 net per half year plus usage

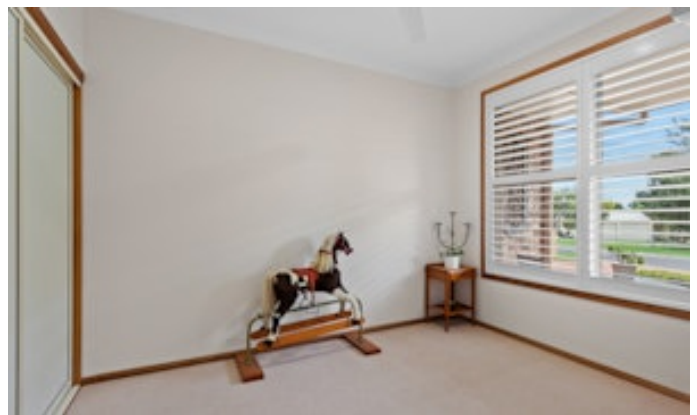
This beautifully presented one-owner home is a sheer delight, with lots of extra touches for the 'completely ready' feel. "JUST" ready for YOU!

Call to discuss or see us at our 'Opens for Inspection'.

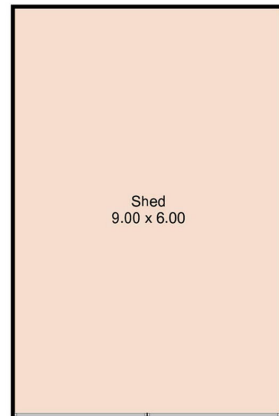
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, Prestige Homes

- Land Area 3,033.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4
- Ensuite









**3 Donaghy Court, Highfields**

This floor plan is not to scale. The areas, dimensions and layout are approximate. Therefore the plan should be viewed for illustrative purposes only. Bedrooms are measured from wall to robe.