



20 Troys Road, TORRINGTON, QLD 4350

The Complete Lifestyle Package on The Fringe of Toowoomba.

A Lifestyle property can be defined as a property that boasts idyllic scenes and a sense of tranquillity, a place of residence that keeps you away from the hustle and bustle of city life, but not too far that you cannot take advantage of modern conveniences and amenities, 20 Troy's Road offers this lifestyle and so much more. Underpinned by five acres zoned Rural Residential, this spacious family homestead is well appointed with an extensive range of features and is complimented by an impressive amount of infrastructure.

The perfect property for the family looking to simply enjoy Lifestyle Living with the convenience to town, yet it is versatile enough to suit a wide range of prospective buyers like someone with a truck driving business, tradesmen who need plenty of space for their tools and a workshop, or the retiring farmer who's downsizing and wants to be handy to town, private hospitals and all other amenities they could need.

The home comprises of four good sized rooms with built in robes, ceiling fans and ducted cooling/heating in each. The main bedroom makes up these four and is oversized with your personal walk in robe and large ensuite. The kitchen is spacious and offers plenty of storage, it has been tastefully crafted from Queensland Black Wattle Timber and is tied together by genuine granite benchtops and modern appliances. From the moment you step through the front door you will feel at 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: 300P18068

SALE DETAILS

Offers above
\$1,100,000

CONTACT DETAILS

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

Zac Turley
0477 300 121

Entertain inside in either of the living rooms or take the party outdoors as the property features a covered outdoor deck area that overlooks a private, landscaped backyard.

There's a saying that every man needs a shed and its fair to say that this property has that covered. The impressive high bay shed is big enough for a truck, huge workshop with vehicle hoist or could have a mezzanine floor added and there would still be so much room. It is equipped with three phase power. Not to mention the Caravan shed with the power outlets needed to charge and power your van ready for your next getaway. In addition to this you can come home and put your cars in the lock up remote garage closest to the house and even utilise the 6 x 6m shed towards the front of the property for storage. The choice is yours.

Extensive Home Features:

- Qld Black Wattle timber kitchen with granite benchtops, electric cooktop and oven.

- Gorgeous full wrap around veranda.

- Two generous living areas.

- Nine-foot ceilings throughout the home.

- Formal dining area.

- Four bedrooms all equipped with built-ins, master bedroom with spacious walk-in robe.

- One bathroom with a separate toilet and an Oversized ensuite.

- Great storage and cupboards throughout the home, including two-way cupboards in the laundry and bathrooms.

- Crimsafe screens fitted on the three main doors.

- French doors fitted to the master bedroom which open and give access to the gorgeous veranda.

- Gas heating and wood heater.

- Evaporative cooling and heating system.

- Air conditioners throughout.

- 5kW solar system.

- LED lighting throughout.

- Set on Steel adjustable stumps.

- Gutter guard equipped on the home.

- Insulated walls and ceilings.

- Plantation shutters fitted in the two living areas.

Infrastructure:

- Impressive 9m x 15m High Bay Shed equipped with 3 phase power outlets.

Gutter guard fitted to this shed also.

- Large Caravan 10m x 6m Caravan Shed equipped with both 10 and 15amp

outlets.

• Extensive 7.5m x 6m Double remote lock up garage.

• 6 x 6m Storage shed.

Water:

• Town water connected.

• Good Bore (750 GPH, 55m depth) equipped to a 25,000L storage tank.

• Rainwater equipped to a 25,000L storage tank.

Zoning:

• Rural-Residential (Minimum lot size 4,000m²)

Locality:

• 5 minutes to Wyalla Plaza.

• 5 minutes to Wellcamp Airport.

• 10 minutes to Wilsonton Shopping Centre.

• 10 minutes to St. Andrews Private Hospital.

• 15 minutes to Toowoomba CBD.

Additional Features:

• NBN Connected (150m from the node)

• School bus pickup out the front of the property.

School Catchment:

Prep to Year 6: Wellcamp State School

Year 7 to Year 12: Wilsonton State High School

Rates:

General: Approximately \$871.55 net per half year.

Water: Approximately \$314.95 net per half year + consumption.

Your capital growth is evident through the surrounding progress of the Wellcamp Airport and Business Park Precinct, the Inland Rail connecting to the Interlink Southern Queensland Intermodal Hub, the Global Logistics Centre and Industrial Park, the Pulse Data Centre and Technology Park, which are all easily accessed from Brisbane via the Toowoomba By Pass - Second Range Crossing. All of this is just a stone's throw from this incredible property.

Properties of this calibre don't come to the market often, so don't miss your opportunity. Call Zac Turley to arrange your welcomed, private inspection.

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6

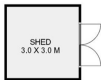




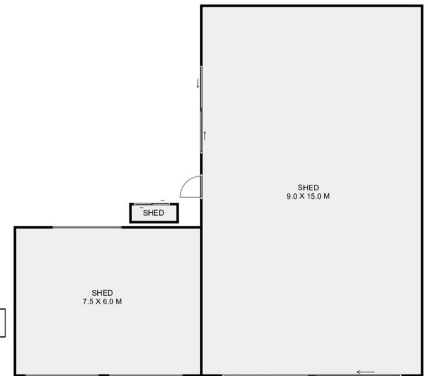


20 Troys Road, Torrington

Internal 225m² External 426m² Total 651m²



(NOT IN POSITION)



This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.

