



3 Malabar Drive, FOREST HILL, QLD 4342

Discover your spacious family haven in Forest Hill Heights

At the heart of your new home is an expansive open plan living area, seamlessly connecting to a gourmet kitchen complete with a stone island breakfast bar, freestanding 900mm stove, built-in oven, and dishwasher. A large separate butler's pantry is equipped with its own sink and second dishwasher. Combining function and elegance, it's the perfect haven for culinary enthusiasts and those who love to entertain.

The floorplan offers five bedrooms, each featuring mirrored built-in wardrobes and ceiling fans. The master and fifth bedroom enjoy the convenience of their own private ensuites, while the luxurious master suite stands out with split system air conditioning, dual walk-in robes, and a spacious private ensuite. The second bedroom does not include built-in storage and could easily serve as a dedicated home office or study.

Step into your private sanctuary, where an outdoor undercover entertaining area overlooks an inground saltwater pool, privately nestled behind a high brick fence. This secluded retreat offers a luxurious, resort-style atmosphere, reminiscent of a private Italian villa, perfect for relaxing or entertaining in style.

Outdoors, there's plenty of space for the whole family to enjoy on the massive 1.5 acre block. Gather around the dedicated campfire area or get creative in the impressive 12m

TYPE: For Sale

INTERNET ID: 300P183694

SALE DETAILS

\$1,250,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Jacquelyn Fulton
0418744705

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.

x 6m shed, featuring 5m high clearance with dedicated workspace with benches, single-phase power, mezzanine level, and ample room to accommodate a pop-top caravan, boat, or small truck.

Property Features:

Interior Living:

- Formal lounge at the front of the home with split system air conditioning
- Open-plan family living and dining area
- 5 spacious carpeted bedrooms with mirrored built-in wardrobes & ceiling fans
- Master with split system air conditioning, dual walk-in robe, spacious private ensuite with twin basins and large mirror
- Spacious guest or family bedroom featuring a generously sized ensuite, walk-in robe and ceiling fan
- Laundry
- Linen closet

Kitchen & Bathrooms:

- Gourmet kitchen complete with stone island breakfast bar, freestanding 900mm stove, built-in oven, dishwasher and split system air conditioning
- Butler's pantry equipped with sink and second dishwasher
- Family bathroom includes a shower, twin basins with large mirror, and compact storage cupboard

Comfort & Finishes:

- Repainted interior
- 6 security cameras with surveillance system
- NBN connection (FTTN)
- Hot Water System
- 6.6Kw solar panel system

Outdoor Living:

- Outdoor undercover entertaining area with high brick fence
- Saltwater swimming pool
- Designated campfire area

Land, Storage & Access:

- 6240m² block
- 12m x 6m shed, featuring 5m high clearance with dedicated workspace with benches, single-phase power and mezzanine level

- 4 vehicle carport & internal access
- 2 rainwater tanks and trickle feed
- Town water not connected to house
- Septic system (HSTP)

Location:

- Convenient location near schools and shops

Don't miss your chance to secure this spacious family haven â## inspect today!

Call Jacque Fulton at Elders Real Estate today on 0418 744 705 or email jacquelyn.fulton@elders.com.au

Convenient Location:

- 2 mins to Warrego Highway
- 8 mins to Plainland with ALDI, Bunnings and Plainland Plaza with Woolworths, including Doctors, Dentists and Chemist
- 8 mins to Porter's Plainland Hotel
- 8 mins to Plainland Travel Centre
- 35 mins to Toowoomba CBD
- 40 mins to Ipswich
- 70 mins to Brisbane

School Catchment:

- Prep to Year 6: Forest Hill State School
- Year 7 to Year 12: Laidley State High School

Property Rates:

- Approximately \$1200 net per Â½ yearly
- No Water Infrastructure Charge due to not being connected

Additional Information:

- Local Government Area: Lockyer Valley Regional Council
- Real Property Description: Lot 12 SP222113
- Allotment Size: 6240mÂ²

Advertising Disclaimer:

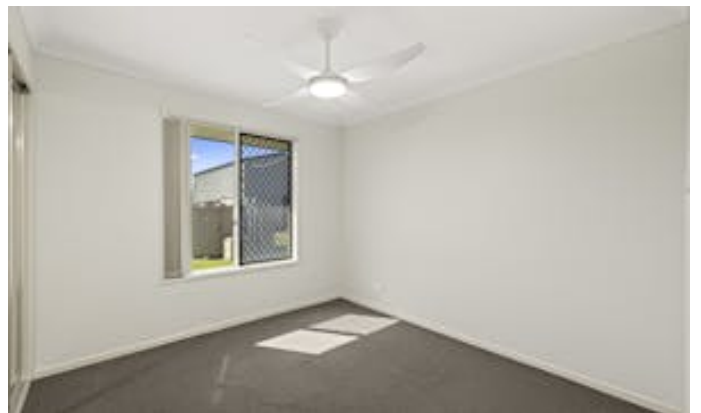
While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any

decisions.

Other features: Carpeted, Close to Schools, Close to Shops, Pay TV Access, Pool, Security System

- Land Area 6,240.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 3
- Single garage
- Single carport
- Ensuite











3 Malabar Drive, Forest Hill

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



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