



## 28 Clifford Street, MERINGANDAN WEST, QLD 4352

Lifestyle, Space, and Investment Appeal in a Rapidly Growing Location!

Set in the heart of Meringandan West, this well-maintained property blends country charm with everyday convenience. A short stroll to local shops and just 10 minutes from Highfields or 25 minutes to Toowoomba's CBD, the location offers both practicality and peaceful living. Adding to the family-friendly appeal, the school bus run passes right by the front gate, making daily routines even easier. Having served the current owner as a comfortable family home and a rewarding investment, it is ideal for first-home buyers, families seeking a quieter lifestyle, downsizers, or savvy investors chasing strong rental returns. With ongoing subdivision developments and infrastructure upgrades, Meringandan West continues to show exciting growth potential.

This solid brick home offers a practical layout with a spacious kitchen fitted with electric appliances, Bosch dishwasher, and a breakfast bar—perfect for everyday convenience. The main lounge sits just off the kitchen and is enhanced by a cozy fireplace and a bright north-eastern aspect, creating a warm and inviting space to relax. Down the hall, you will find three carpeted bedrooms with built-in robes and ceiling fans, serviced by a huge, updated bathroom and a separate toilet for added functionality.

On the northern end, a flexible living zone provides room for a second lounge or games area. Complete with its own fireplace, TV and Foxtel points, a fourth bedroom with new carpets and a freestanding wardrobe, plus an office or storage space, this area is ideal

**TYPE:** For Sale

**INTERNET ID:** 300P187476

### SALE DETAILS

**Interest Above  
\$789,000**

### CONTACT DETAILS

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

**Zac Turley**  
0477 300 121

for a teenager's retreat or private quarters for extended family.

Entertain year-round in the massive enclosed outdoor area and enjoy excellent storage with a 2-bay lock-up shed, garden shed, and four undercover car parks. The property occupies a corner allotment with dual street access, established gardens, tasteful sandstone accents, and an unequipped bore. Water security is assured with multiple tanks totalling approximately 36,000 gallons.

#### Features You'll Love:

- Rental appraisal approx. \$700 per week.
- Solid brick home with insulated walls.
- Spacious kitchen with electric cooking and Bosch dishwasher.
- Large lounge with fireplace, ceiling fan and NE aspect.
- Three carpeted bedrooms with built-ins and ceiling fans.
- Spacious, updated bathroom plus separate toilet.
- Great-sized laundry and linen cupboard storage.
- Flexible additional living quarters that could serve as a second living area or games room, featuring a cozy fireplace, TV and Foxtel points, a fourth bedroom with brand-new carpets and freestanding wardrobe, plus an office or storage space.
- Massive enclosed entertaining area with multiple access points.
- 2-bay lock-up shed (6m x 6m) and front pergola (5.5m x 6.5m) providing four undercover car parks.
- Corner allotment with dual street access.
- Multiple rainwater tanks (approx. 36,000 gallons total).
- Established gardens, chicken coop and unequipped bore.
- Tasteful sandstone features throughout the home and exterior.
- Garden shed (3.4m x 2.7m) with two adjacent storage spaces.

With its versatile layout, generous outdoor spaces, and strong investment potential, this property is ready to meet a variety of needs. Whether you are looking for a peaceful family home or a smart addition to your portfolio, opportunities like this in Meringandan West are becoming increasingly sought-after. Do not miss your chance, contact Zac today for further information, otherwise we look forward to welcoming you at the next open for inspection.

#### School Catchment:

- Prep to Year 6: Meringandan State School.
- Year 7 to Year 12: Highfields State Secondary College.

#### Rates & Details:

- General rates (Â½ yearly): \$1,055.39.
- Water rates (Â½ yearly): \$397.27 + consumption.

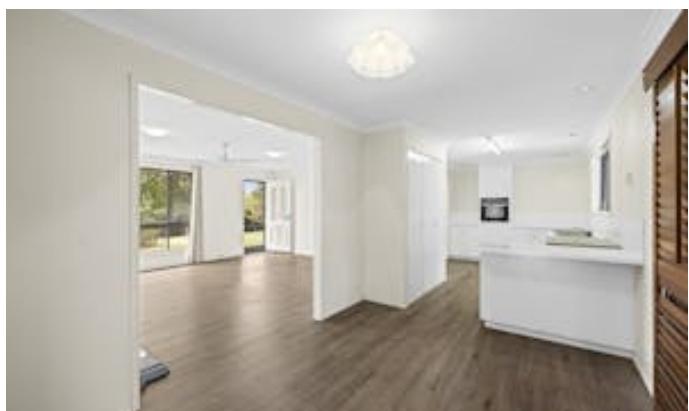
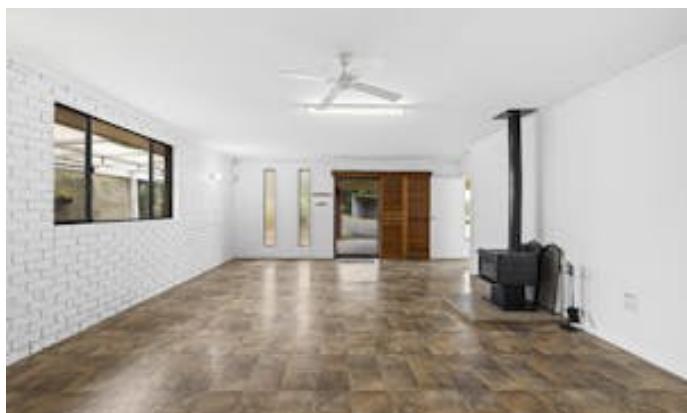
- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 93 on Registered Plan 186366.
- Allotment Size: 4,388 m<sup>2</sup>.
- Built in 1983\*.
- \* = approximately.

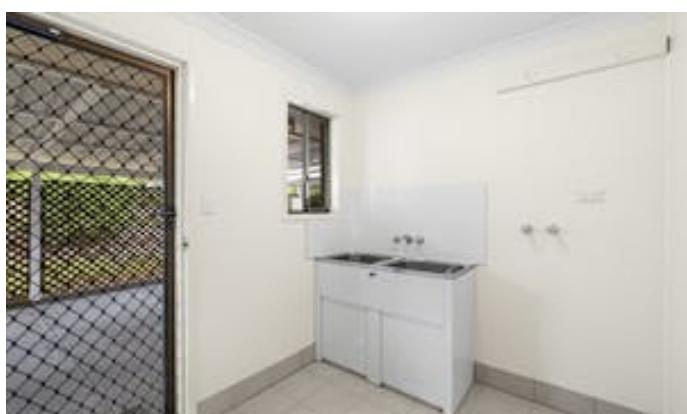
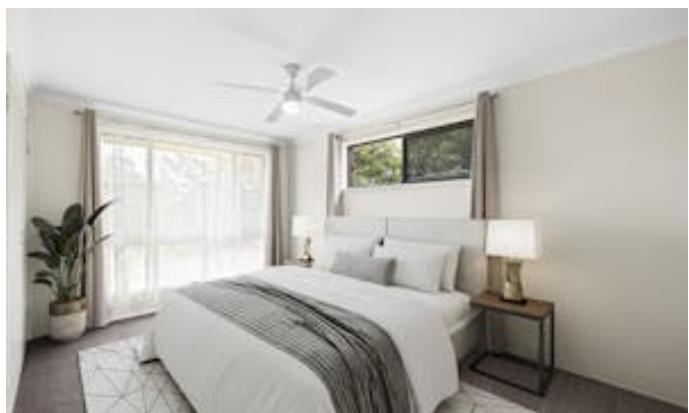
Advertising Disclaimer:

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.

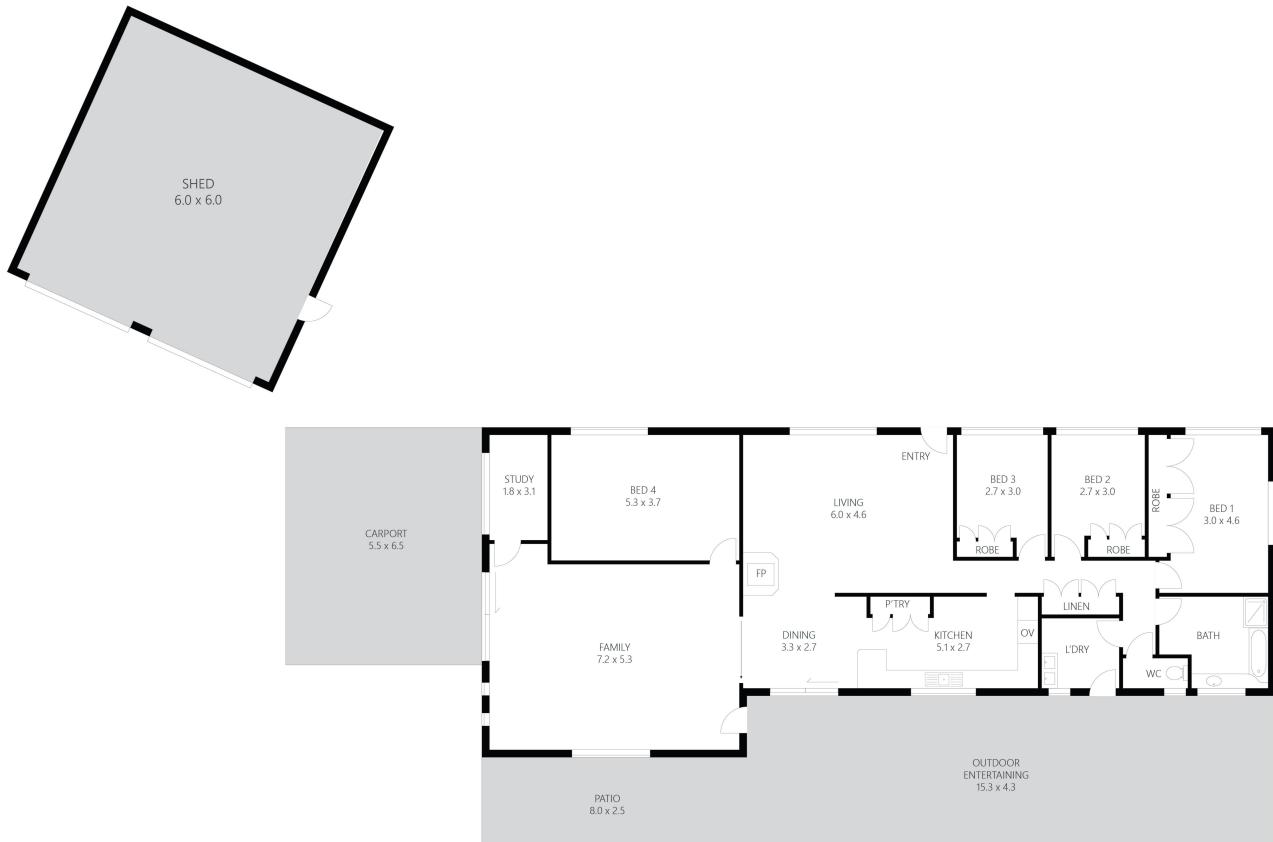
Other features: Car Parking - Surface, Carpeted, City Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 4,388.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 6
- Floorboards









## 28 Clifford Street, Meringandan West

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**

