



24 Goombungee-Meringandan Road, MERINGANDAN WEST, QLD 4352

Private, Renovated Acreage Retreat on Flat, Usable 4,004 m²

Set well back from the road on a beautifully maintained and fully usable 4,004 m² allotment, this thoughtfully renovated acreage property offers the peace, privacy and outdoor lifestyle so many buyers seek, all within easy reach of everyday conveniences. A long private approach and established frontage create a true sense of arrival while enhancing separation from the road and neighboring properties.

Located just a short walk to the local service centre, a short drive to the Meringandan Hotel, under 10 minutes to Highfields and approximately 25 minutes to the Toowoomba CBD, the setting delivers quiet living without sacrificing accessibility.

Positioned deep on the block to maximise its serene setting, the home is surrounded by manicured gardens, established trees and expansive lawn areas, creating a peaceful retreat with space to relax and entertain. The recently completed outdoor entertaining area is a standout feature with its generous size, beautiful finish and position, oriented to capture the desirable north-eastern aspect across the backyard, making it ideal for relaxed gatherings, outdoor dining and year-round enjoyment of the property's private surrounds.

TYPE: For Sale

INTERNET ID: 300P193169

SALE DETAILS

**Interest Above
\$879,000**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Zac Turley
0477 300 121

Internally, the home presents as near-new following professional renovations and offers a practical layout suited to families, couples or those seeking space without compromise. The spacious master suite is positioned privately at one end of the home and features a good-sized walk-in robe, reverse-cycle air-conditioning and ensuite, creating a comfortable parents' retreat set away from the additional bedrooms. Ideal for families with children, guests or those valuing separation and quiet at day's end. Two further bedrooms are located at the opposite end of the home with built-ins, serviced by the main bathroom and living areas between.

The level allotment provides excellent side access to the powered shed and flexibility for vehicles, trailers, hobbies or future additions, while still maintaining generous open lawn areas for recreation and outdoor living.

Features You'll Appreciate:

- Fully usable, level 4,004 m² allotment with established lawns and gardens.
- Renovated home set privately back from the road.
- Impressive covered outdoor entertaining area with insulated panel ceiling, lighting and fan (north-east facing).
- 9 m x 6 m powered shed with workshop plus additional 3 m x 3 m garden shed.
- Spacious master suite with walk-in robe and ensuite, privately positioned from other bedrooms.
- Light-filled living area with garden outlook.
- Panasonic reverse-cycle air-conditioning to living and master, ceiling fans throughout.
- Well-appointed kitchen with quality Westinghouse appliances and dishwasher.
- 6 kW solar system, 2 x 5,000-gallon rainwater tanks.
- Two additional bedrooms with built-ins.
- Osburn wood fireplace centrally positioned to key living and bedroom zones.

Offering privacy, usable acreage and a move-in-ready home in a tightly held Meringandan location, this property presents an exceptional lifestyle opportunity for families, downsizers or buyers seeking space close to Highfields conveniences. The current owners have greatly enjoyed both the lifestyle and improvements made here over the past six years; however, their next move now allows new owners to experience all that the property provides.

For further information or to arrange your inspection, please contact Zac. We look forward to welcoming you at the next open home.

School Catchment:

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

Rates & Details:

- General rates (½ yearly): \$1,157.83
- Water rates (½ yearly): \$397.27 + consumption.

- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 12 on Registered Plan 186367.
- Zoning: Rural Residential.
- Allotment Size: 4,004 m².

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: Area Views, Bush Retreat, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 4,004.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite









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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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