



11A Collingwood Close, MIDDLE RIDGE, QLD 4350

Timeless Appeal, Privacy and Position Position.

This grand quintessential federation style four bedroom brick home built by the renown Arden Vale homes, a builder synonyms with quality and character. Situated on a fully fenced generous 1,000m² allotment, privately tucked away at the end of a quiet cul-da-sac with plenty of room for your family both inside and out. It is conveniently located close to schools, major shopping centres, medical centres and chemists, parkland at the end of the street, and just a 5 to 10 mins drive down into Toowoomba's CBD.

This beautiful home has been meticulously cared for and maintained. The timeless external character features and the interior classic finishes such as 2-pac kitchen and bathrooms, decorative arches, textured ceilings, period style lighting, ornate plaster features and tiling, as well the stunning Sydney Blue Gum timber flooring throughout, all contribute to the sophisticated classic finish and appeal of this spacious home.

Boasting multiple living spaces which include a large separate though connected formal lounge and formal dining room, the air-conditioned large central open plan casual dining and family and living room also features a Wood Heater for that special warmth in the Winter months. The front verandah and large undercover alfresco and barbeque area, makes for a great family home to entertain and relax using any number of these spaces.

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: For Sale

INTERNET ID: 300P193401

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

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The beautifully appointed kitchen provides quality appliances including the Belling 90cm double oven cooker and griller with a big spacious five burner gas cooktop, two draw Fisher & Paykel dishwasher, and fitted out with a gorgeous country French Provincial rangehood hob, and plenty of great storage and bench space.

There are four spacious built-in bedrooms, the generous air-conditioned master with ensuite and WIR. Bedrooms two, three, and four are all good genuine queen size bedrooms have tasteful timeless window curtains and venetian blinds.

There are two elegant bathrooms. The main family bathroom is finished in the timeless white cream and heritage red trim tiles and checkerboard tiled floor. It has a separate bath and shower recess & powder room adjacent. The ensuite is also finished in a classic style using the classic white and black contrast in tiles here.

Other special features of the home and property include the remote access to the double garage which has the fabulous epoxy resin seamless flooring and a handy storage cupboard. Crimesafe security screens to all windows & doors and a Security System is installed. A 22,500 litre rainwater tank is plumbed to laundry, toilets & outside tap. A bigger than standard garden shed, a little chicken house, and landscaping and paved driveway and footpath right around the whole home makes for easy care and maintenance. Exquisite, manicured lawns and gardens have an array of beautiful flowers, shrubs, and trees, and fruit trees are all encompassed by a big privacy hedge and the high hardwood timber fence.

Nearby Menzies Street Park offers play equipment, bicycle tracks, basketball half-court & picnic facilities. The home is close to Middle Ridge State Primary School & Highlands Christian College, and falls within the State High School catchment area. UniSQ is just 5 minutes drive away.

You're spoilt for choice when you can go shopping at Woolworths at The Ridge, or Aldi, or Coles & K-Mart at Toowoomba Plaza. 7 Springs Medical Centre which boasts 3 general practices & a dental practice also close by.

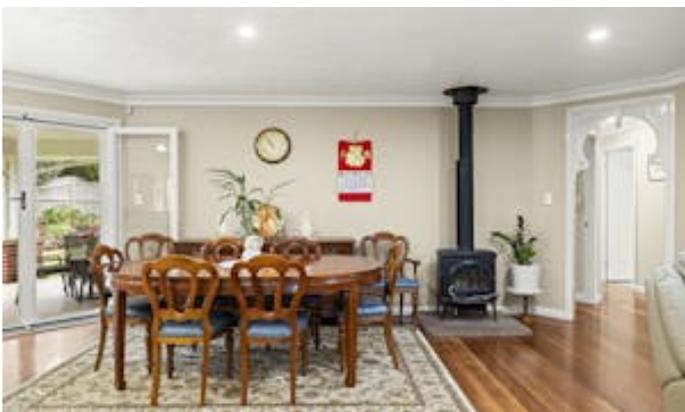
Rates \$2394.50 net per half year

Water Access - \$397.27 net per half year

Please attend one of my Open for Inspections or call to arrange a private viewing.

Other features: Close to Schools, Close to Shops

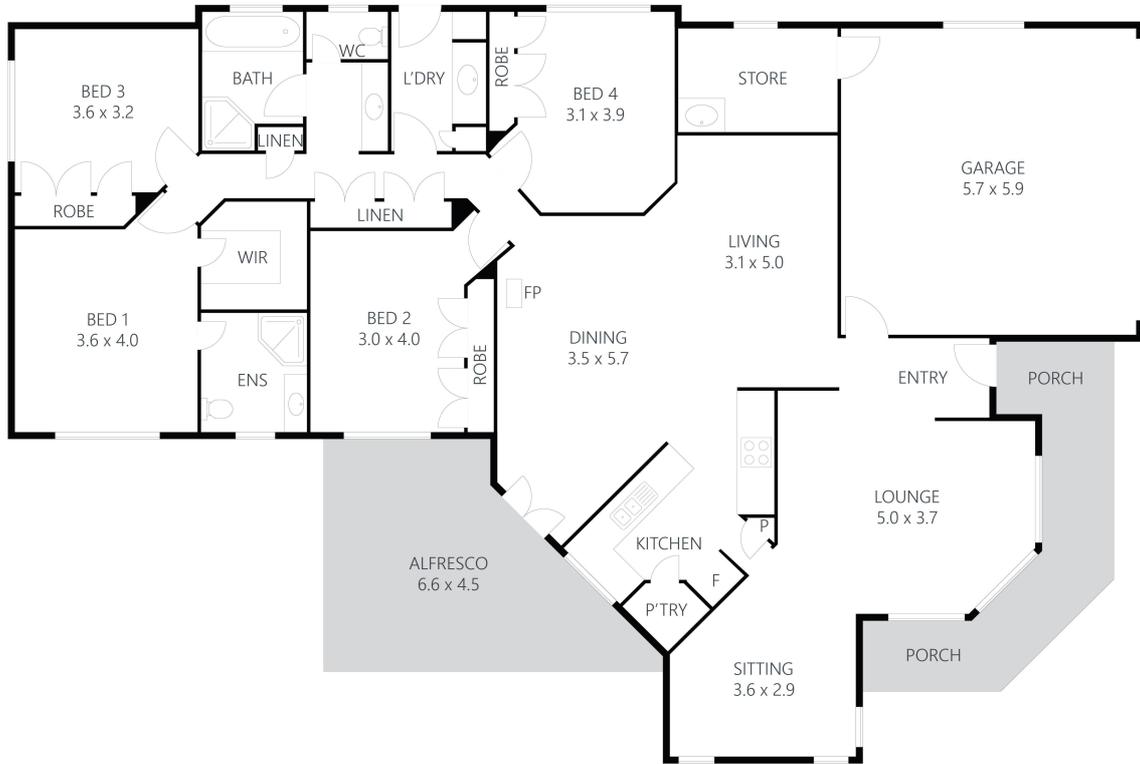
- Land Area 1,000.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage











11A Collingwood Close, Middle Ridge

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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