



## 14 Lyndhurst Court, NEWTOWN, QLD 4350

Large Dual Living Home in a Quiet Convenient Position with Views

This cleverly redesigned substantial home offers an excellent Dual Living Opportunity, or simply use and enjoy all of both levels for yourself. Standing proudly at 12 o'clock in the cul-de-sac end of the private Lyndhurst Court, this two-storey home has impressive street appeal which is matched by its exceptionally accommodating interior offerings.

Situated on an elevated 800m<sup>2</sup> metre allotment this beautifully presented and well maintained big home offers two kitchens, three inside living areas, four built in bedrooms, two bathrooms, a large upper level covered rear deck, and an equally large downstairs covered outdoor entertaining area. Add to the list of improvements the 6 x 6m powered colourbond shed, a three or four vehicle front carport over the driveway, two rainwater tanks, and a 4.6 KW Solar System.

All found close to the convenience of Wyalla Plaza and the lovely George Orford Park. Take your pick of the larger Wilsonton, Clifford Gardens, or Coles Glenvale Shopping Centres all of which are just a few minutes' drive away. The home falls within the Glenvale State Primary and Wilsonton State High Schools catchment areas, and is close to Our Lady of Lourdes, and Glenvale and Darling Downs Christian Schools. The Toowoomba Hockey Club, All Whites Football Club, Hardware Stores, Motoring and Tools Stores, and everything you could possibly need is found just a stone's throw away along the Taylor Street commercial precinct. Toowoomba's vibrant CBD is just 10

**TYPE:** For Sale

**INTERNET ID:** 300P193736

**SALE DETAILS**

Interest Above  
**\$949,000**

**CONTACT DETAILS**

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

**Murray Troy**  
0400 772 210

minutes -away.

As seen on the Floor Plan provided, the upstairs level of the home includes the main kitchen dining and air-conditioned formal lounge room, three generous bedrooms two built in, and the renovated main family bathroom features floor to ceiling tiles and a separate bath and shower recess.

The timeless kitchen is finished in White cabinetry and Black Granite bench tops with the contrasting burgundy glass splash back, and appointed with an electric wall oven, induction cooktop, a large pantry and secondary pull out pantry, and there is the provision for a dishwasher to be installed if you wish. A beautiful backlit display cabinet is a nice feature of the kitchen, although it can't complete with the stunning southwestern countryside views and spectacular changing sunsets enjoyed all year round, which you'll view from the large upper rear covered deck as you relax with family and friends on this fabulous entertaining space. Just a few appetizing sunset shots are provided in our photo carousel for your appreciation of many more to come.

Downstairs provides a whole other independent living home created from 2018. It includes your own kitchenette and open plan dining living and office area. 2020 saw the completion of the new separate family or lounge room with large storage cupboards, and bedroom four which is also built in. Both rooms have ceiling fans. The downstairs bedroom enjoys its own two-way ensuite also finished in modern contemporary tiles, vanity and fittings. It adjoins the large galley laundry which is currently shared by the whole home.

The side colourbond shed is powered and has a front roller door for vehicle access and it entails plenty of space for a workshop and storage. Whilst the front High Clearance Carport accommodates either four small cars or two large SUVs or work vehicles depending on your needs.

The big 4.6 KW Solar System is fed by 16 Solar Panels ensuring the sellers have never paid a power bill. The 5000 gallon rainwater tank collects from the home. It is pressurized and is connected to the kitchen sink, and downstairs toilet. The 1000 gallon tank fills off the shed.

The house yard, lawns and gardens with colorful shrubs, fruit trees are beautiful, and the grand gum tree provides beautiful back yard shade in the summer. Rosellas, Tawny Frogmouths and Finches frequent the garden and trees.

NBN is connected.

Rates: \$ 1395.05 net per half year.

Water Access Fee: \$377.40 net per half year.

Only upon your inspection will you fully appreciate the capacity and features of this great Dual Living Home Package.

Avoid disappointment, come and inspect at one of my scheduled Open for Inspections, or please call to make an appointment.

Other features: Area Views, City Views, Close to Schools, Close to Shops, Close to Transport, Kitchenette

- Land Area 800.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage

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.

- 4 car carport
- 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

