



## 24 Clifford Street, MERINGANDAN WEST, QLD 4352

### Private Lifestyle Acreage with Three Sources of Water

Set below the road and tucked behind established gardens, 24 Clifford Street offers something increasingly rare: space, privacy and a genuine sense of calm, all within easy reach of town. That calm is the first thing you notice and the thing you'll come to value most. Towering ponytail palms line the drive, mature trees frame the lawns and with no neighbours along one side or to the rear, the whole property feels quietly its own, a private pocket of green backing onto open space.

Days here are shaped by the outdoors. Morning coffee under the pergola while the garden wakes up, long lunches on the wraparound veranda and evenings around the patio as the sun drops behind the trees. There's always a shaded spot to sit and always another corner of the garden to wander, whether that's the sculptural plantings, the fruiting feijoa and mulberry, or the quiet nooks the current owners have loved for years.

Inside, the home is light, fresh and made for comfortable living. Three bedrooms and a central bathroom sit around open living and dining that flow easily, warmed by a slow combustion fire through winter and cooled through the Queensland summers, so the home stays easy year-round. The kitchen looks out over the greenery, the kind of everyday view that makes the ordinary jobs feel a little less like chores.

**TYPE:** For Sale

**INTERNET ID:** 300P194966

#### SALE DETAILS

Interest Above  
**\$875,000**

#### CONTACT DETAILS

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Toowoomba, QLD  
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In this part of the world, water is a precious commodity, and this is where the property quietly excels. Town water, generous rainwater storage and a good bore give you three sources in one, so the gardens stay lush, the tanks stay full. Giving you peace of mind and a sense of security knowing water supply is never something you have to think twice about.

For those who like room to move, the lawns roll out for kids and pets, and there's genuine space to garden, tinker or simply breathe. A large powered double lock-up shed means the caravan, trailer and weekend toys all have a home, without ever crowding the sense of space that defines the block.

Best of all, none of this comes at the cost of convenience. Highfields is around seven minutes away for the shops and schools, and Toowoomba's CBD a comfortable twenty-minute drive, so the acreage lifestyle sits within easy reach of everything you need.

Homes that offer this much space, privacy and established beauty are tightly held out here. With the owners relocating interstate and keen to see it sold, this is a rare chance to secure a genuine lifestyle property, ready to be enjoyed from day one.

#### Features You'll Appreciate:

- o No neighbours along one side or to the rear, backing onto open space.
- o Private aspect positioned lower than the road entry.
- o Elevated position with a rural outlook.
- o Freshly painted interior with updated timber-look flooring, move-in ready.
- o Slow combustion wood fireplace to the living area.
- o Ducted evaporative cooling throughout.
- o Kitchen with gas cooking, breakfast bar seating and a garden outlook.
- o Separate bath and shower to the main bathroom.
- o Multiple covered outdoor areas: wraparound veranda, pergola walkway and paved patio.
- o Three water sources in one: town water, rainwater and a good bore.
- o Two rainwater tanks, 5,000L and 10,000L, with mains water connection for consistent pressure.
- o 5kW solar system with 20 panels, modern and performing well.
- o Solar hot water system, approx. 8 years old and in good working order.
- o Large powered double lock-up shed, plus additional garden sheds and hardstand for the van or trailer.
- o CENTSYS smart remote-operated gates, hard-wired with battery backup, app management and 2 remotes.
- o Hardwood framed home with painted brick cladding.
- o Concrete tile roof recently cleaned and painted.
- o New western boundary fence with H4 pine posts and dog wire.

- o Established ponytail palms planted over 10 to 15 years ago.
- o Mature fruiting feijoa, mulberry and bacon avocado trees.
- o Established natives, hedging, mature pines, palms and succulents throughout.
- o Bottle trees and three varieties of jasmine surrounding the home.
- o Hand-carved granite elephant (700kg) included with the property.

School Catchment:

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

Rates & Details:

- o General rates (Gross  $\text{\$}1,120.33$  yearly):  $\text{\$}1,120.33$ .
- o Water rates (Gross  $\text{\$}423.05$  yearly):  $\text{\$}423.05$  + consumption.
- o Local Government Area: Toowoomba Regional Council.
- o Real Property Description: Lot 96 on RP186366.
- o Title Reference: 16369146.
- o Allotment Size: 4,400 m<sup>2</sup>.

Advertising Disclaimer:

While care has been taken to ensure the accuracy of figures, dimensions and other information provided, we accept no responsibility for any errors, omissions or misstatements. Prospective purchasers should make their own enquiries and obtain independent advice to verify all details contained herein.

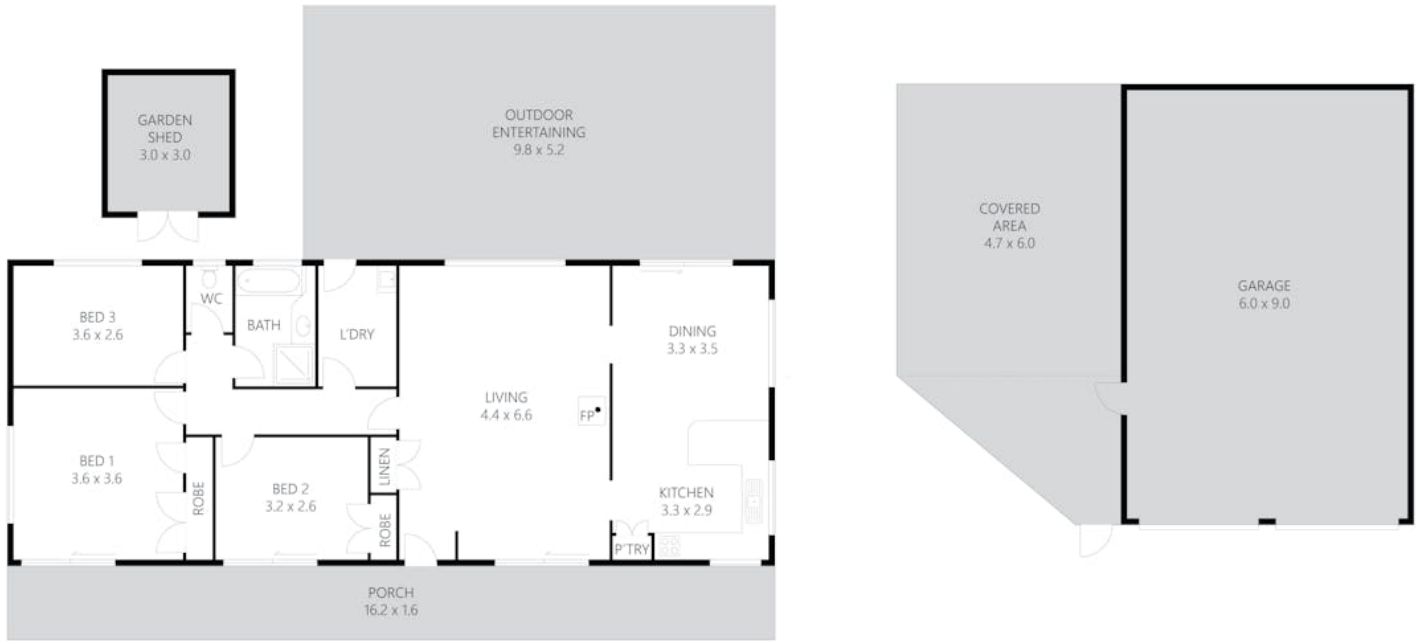
Other features: Area Views, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 4,400.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Floorboards









## 24 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



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- 1
- 2

