

18 Cawdor Drive, HIGHFIELDS, QLD 4352

The Original Highfields, Hidden Down a Long Private Driveway

Ask anyone why they moved to Highfields and you'll hear the same things. Space, schools, community and that feeling of living among the trees while staying ten minutes from everything. What's getting harder to find is the version of Highfields that started it all, the established acreage-style blocks with real gardens and real privacy. That's what's on offer at 18 Cawdor Drive.

You can't see the house from the road. The driveway winds in past mature gums before opening onto a circular turnaround and by the time you're standing at the front door the street feels a long way behind you. The garden has had decades of care poured into it, established natives, rock-lined beds and bird houses in the trees that the local koalas, owls and birdlife treat as their own. And where most homes offer a double garage, this one raises it with a three-bay shed with workshop space, equipped with three-phase power. The kind of setup people spend years wishing they had.

Inside, the home has been kept beautifully by owners who have loved their time here and are now ready to downsize. Solid brick, generous formal and casual living and an elevated position that looks out over the treetops to open countryside, where the sunsets put on a show most evenings. Comfortable as it stands, with room to put your own stamp on it over time.

TYPE: For Sale

INTERNET ID: 300P197868

SALE DETAILS

Interest Above
\$1,150,000

CONTACT DETAILS

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

Zac Turley
0477 300 121

The practical side stacks up too. The school run to Mary MacKillop or Highfields State Secondary is short, Highfields Village has the groceries, coffee and everyday essentials covered just up the road and Toowoomba's CBD is an easy run when you need the rest.

Homes in this pocket tend to stay in the same hands for years, and it's easy to see why. Come and walk the driveway for yourself, that's usually all it takes.

Features You'll Appreciate:

- o Long private driveway with the home set well back from the road, adjoining a circular driveway.
- o Three-bay shed with workshop space, three-phase power and ample power points, plus three-car accommodation.
- o Established native garden with rock-lined beds and bird houses attracting koalas, owls and native birdlife.
- o Sufficient rainwater storage and town water connection.
- o Paved sun trap outdoor entertaining area.
- o Spacious open plan kitchen, dining and living with quality vinyl plank flooring throughout.
- o Kitchen with Bosch oven, new Miele dishwasher, new electric hotplate, corner pantry, breakfast bar and generous bench space and storage.
- o Formal lounge with large windows enjoying a south-west aspect and rural views, plus formal dining room with chandelier and hanging lights.
- o Spacious master bedroom with northern aspect, walk-in robe and large ensuite with separate toilet.
- o Three additional bedrooms with built-in robes, including bedroom 4 with plantation shutters.
- o Main bathroom with shower, bath and vanity, plus linen cupboard with two-way entry off the separate toilet.
- o Dedicated office with plantation shutters, built-in cupboards and room for a Murphy bed (could be used as fifth bedroom).
- o Daikin reverse cycle air-conditioning to the living and dining room, formal lounge and main bedroom.
- o Insulated ceiling throughout with whirlybird roof ventilation, and window awnings to most bedroom windows.
- o Crimsafe security screen front door and security screens to sliding doors.
- o Tiled entry foyer and spacious laundry.
- o Brick construction with Colorbond roof.

School Catchment:

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

Rates & Details:

- o General rates (Gross \hat{A} ½ yearly): \$1,296.44.
- o Water rates (Gross \hat{A} ½ yearly): \$423.05 + consumption.
- o Local Government Area: Toowoomba Regional Council.
- o Real Property Description: Lot 22 on SP277101.
- o Title Reference: 51163547.
- o Allotment Size: 3,781 m \hat{A} ².

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: 3 Phase Power, Area Views, Bush Retreat, Carpeted, Close to Schools, Close to Shops

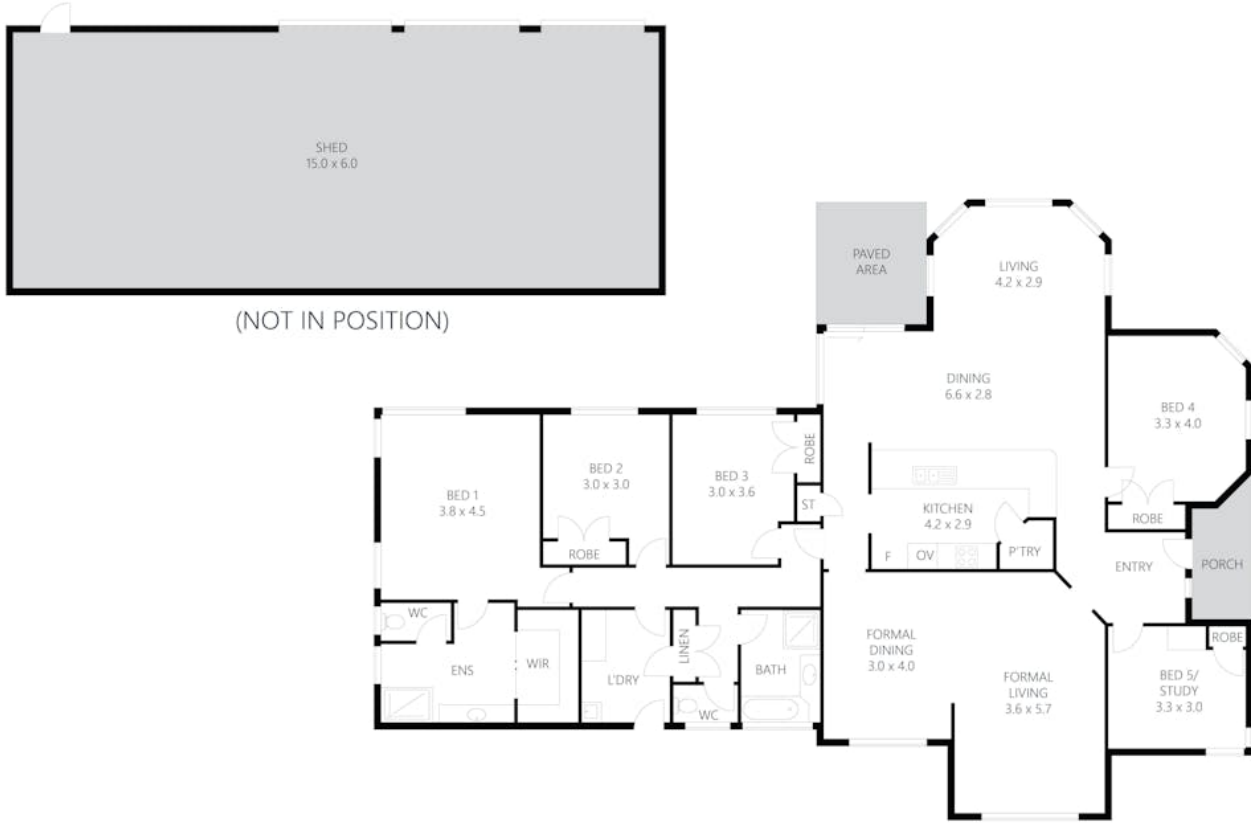
- Land Area 3,781.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite











18 Cawdor Drive, Highfields

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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