



4 Joy-Anne Court, VALE VIEW, QLD 4352

Spacious Quality Homestead On Sprawling 9793m² Allotment with Ample Sheds

Tucked away at the end of a peaceful cul-de-sac, this exceptional lifestyle property offers the perfect balance of privacy, space and convenience. Set on an impressive 9,793m² (approximately 2.5 acres) with a picturesque landscaping and tree-lined entrance, spacious homestead and massive 16m x 12m powered shed plus additional 9m x 12m shed and carport.

Welcome to 4 Joy-Anne Court, Vale View

Representing an outstanding opportunity for families, hobby farmers, tradespeople, car enthusiasts or investors seeking room to grow, with the added bonus of future subdivision potential (STCA).

Beautifully refreshed with fresh internal paint, new floor coverings and professionally landscaped grounds, this immaculate property is move-in ready and offers the lifestyle you've been searching for.

Property Features:

TYPE: For Sale

INTERNET ID: 300P199369

SALE DETAILS

\$1,500,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Sue Edwards
0437 377 988

* Sprawling 9,793m² (approximately 2.5 acres)

with new fencing throughout

* Timeless brick home with generous wrap-around verandahs embracing the surrounding landscape

* Freshly painted throughout with new floor coverings for a modern, refreshed feel

* Professionally landscaped gardens creating a welcoming first impression

* Four spacious built-in bedrooms

* Master suite featuring a walk-in robe, ensuite and luxurious spa

* Modern centrally located kitchen with dishwasher, excellent storage and ample bench space

* Spacious air-conditioned open-plan family and dining area

* Separate lounge room complete with built-in cabinetry

* Well-appointed family bathroom and generous laundry with abundant storage

* Detached teenager's retreat, granny flat or home office offering incredible flexibility

* Covered outdoor entertaining area surrounded by established trees and gardens

* Shed & Lifestyle Features:

* Massive new powered 16m x 12m shed

an outstanding addition ideal for the serious car enthusiast, tradesperson, truck driver, machinery storage or home business

* Additional powered 9m x 12m shed with attached carport, perfect as a workshop, extra storage or additional vehicle accommodation

* Ample room for caravans, boats, trailers and multiple vehicles

* Toowoomba Town water plus ample rainwater tanks servicing the property

* Plenty of space for a horse, dogs, children to play or to construct additional improvements if desired

* Perfectly positioned, you'll enjoy the peace of acreage living without sacrificing convenience.

* Located approximately five minutes

from Drayton Shopping Centre, schools, medical and dental facilities, parkland everyday amenities, and only ten minutes to the University of Southern Queensland, Middle Ridge Shopping Centre and Kmart Plaza, everything you need is within easy reach.

For further information contact Sue Edwards on 0437 377 988 to arrange your private viewing.

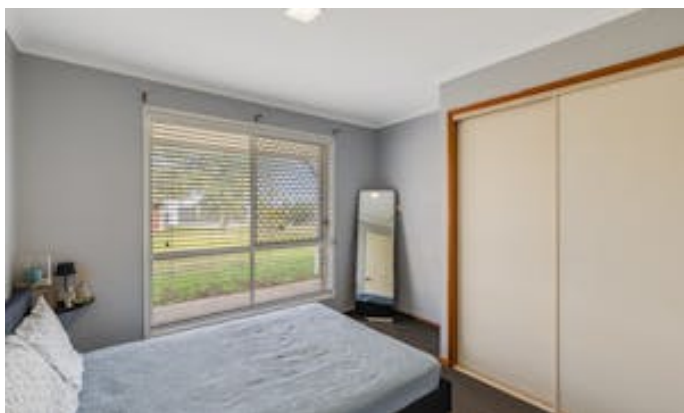
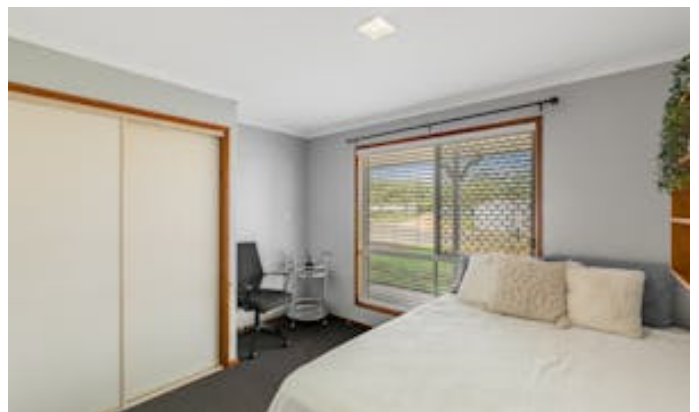
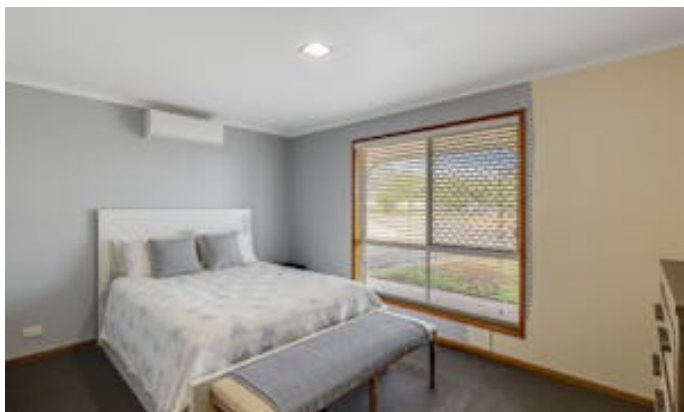
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, High Clearance

- Land Area 9,793.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 8 car 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.

- Double carport







Elders 4 Joy Anne Court, Vale View

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Internal 203m² External 278m² Total 481m²

