

Sold



40 Valley View Dr, Meringandan West



## Views, Views, Views

With views like this it is hard not to be impressed by this 4-bedroom hidden gem in the increasingly popular suburb of Meringandan West, perfect for those who enjoy the open spaces but only 5 minutes to Highfields (shops, schools and medical) and 25 minutes to Toowoomba.

Set on an impressive elevated landscaped 1-acre block, this spacious family home has 3 good-sized bedrooms and a smaller 4<sup>th</sup> bedroom, nursery or office. All bedrooms have built-in cupboards, ceiling fans and the air-conditioned main bedroom with recent ensuite (walk-in shower, vanity and toilet).

The main bathroom contains a separate bath, corner shower and vanity. There are 2 additional separate toilets, 1 neighbouring the main bathroom and the 2<sup>nd</sup> off the laundry and the garage.

There are 3 distinct living/dining spaces all positioned off the kitchen with quality 600mm x 600mm floor tiles, ceiling fans, air-conditioning and a fireplace. The spacious kitchen has ample storage space with a cupboard pantry and an additional walk-in pantry. There is a servery window that opens over the sink to access to the large covered outdoor space.

## Outdoors

You will be spoilt for choice when it comes to outdoor living options, with those westerly sunset views at the front of the home or the impressive back covered entertaining space (12m x 4m) that overlooks the rear yard, perfect for watching the kids play in the fully fenced rear yard.

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**Price** SOLD for \$610,000  
**Property Type** Residential  
**Property ID** 36  
**Land Area** 4,000 m2

## Agent Details

Bryan Gray - 0414 568 936

## Office Details

Picket Fence Properties  
Shop 8 Australia Arcade 461-465  
Ruthven Street Toowoomba City,  
QLD, 4350 Australia  
0414 568 936



**PICKET FENCE**  
PROPERTIES  
SELLERS' AND BUYERS' AGENTS

The landscaped back yard has sandstone retaining, irrigated gardens, a cubby for the kids and ample levelled space for a pool or play area, and for Dad, there is an over-sized double garage powered shed and additional high-covered carport for the van or boat.

There is also an over-sized double garage attached to the house with internal access and power – large enough for 2 cars and a workspace.

**Other Features:**

- Screened throughout
- Town and tank water (plumbed to the home)
- Septic system
- Solar System (6.65kw)
- Large glass doors (western facing for views and breeze)

To organise an inspection or for Open House times, please contact Bryan Gray on 0414 568 936.

**School Catchments**

Primary                Meringandan State School

Secondary            Highfields State High

**NBN**                    Fibre to the Node (FTTN)

**Rates (approx.)**

General                \$875.00 (½ year approx.)

Water                   \$350.00 (½ Year approx.)

**Year Built**            1990

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