



**SOLD**

**TOO LATE ... IT'S GONE! STYLISH EXECUTIVE VILLA WITH DOUBLE REMOTE GARAGE. FABULOUS MIDDLE RIDGE - PRIME SIX STAR LOCATION.**

Too Late ... it's GONE!  
Many disappointed Buyers ... More listings wanted.  
Another one SOLD by Ian O'Donnell \* 0409 348 238

'Offers OVER \$548,000'.  
The perfect blend of contemporary architectural style, modern decor & finish, and a super-convenient location. Nestled right at the back of this superb complex, is a lowset, 'house-size' Villa - a super-generous 187sqm floorplan (particularly for an extended family) in the best serviced location in Toowoomba.  
VACANT, and ready to move in!

**ALL-ON-ONE-LEVEL:** Superb, large kitchen with expansive Caesar stone bench tops & loads of cupboards, ceramic cooktop, wall oven & dishwasher. Separate Meals & Living areas that spill to a sundrenched under roof outdoor terrace (north facing).  
Good size courtyard and secure privacy fencing.  
Master Bedroom with Walk-in robe & Ensuite PLUS a separate private north-facing under roof patio.  
Two other generous size bedrooms with roomy built-ins, with private bathroom (bath & separate shower) PLUS direct access to an east facing patio.  
Reverse cycle air-conditioning in family area and all bedrooms have ceiling fans.  
There is a computer/charging station.  
Separate laundry with direct access to the outside drying station.  
Remote DOUBLE REMOTE garage with internal access.

**LOCATION:** Absolutely super, AAA+ PRIME Middle Ridge position. Right opposite 'The Ridge Shopping Centre' ... short walk to Woolworths, Aldi, Coles, Kmart, Harvey Norman, many Big Box retailers & multiples of speciality stores. Middle Ridge & Nell E. Robinson Parks, a variety of restaurants, 7 Springs Medical Centre, Middle Ridge Primary & Martin Luther College & Childers and the iconic Southern Hotel. The City Centre is just a 6 minute drive.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$600,000

**OPEN FOR INSPECTION:**  
N/A

@realty

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9/442 Hume Street, **Middle Ridge**

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 Internal 155m<sup>2</sup> External 32m<sup>2</sup> Total 187m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.