



42 Belclaire Drive, WESTBROOK

An Impeccable Home with Big Caravan Shed Suitable for Tradesman, your Hobbies, or a Home Business Operator

This quality Ray Weston built home has 4 built in bedrooms, 2 bathrooms, 3 living areas including alfresco area, an attached remote double garage, plus a magnificent 15 amp powered 12m x 7.5m x 3m high clearance caravan shed and workshop. All situated on a beautifully landscaped fully fenced 1500m² corner allotment, providing easy access to both the garage and the big shed plus an additional open caravan parking bay.

This immaculately presented home of approximately 315m² under roof, offers you an ideal blend of contemporary and classic living. There is a homely open plan air conditioned kitchen, dining and casual living area, which opens to a beautiful big covered and lined outdoor entertaining area which in turn flows out to the open paved entertaining area, greenhouse and the manicured rear gardens & lawns. Back inside, the generous sized classic white 2pac kitchen with granite look bench tops, enjoys both quality gas and electric stainless cook top and appliances, dishwasher, and wonderful size pantry & plenty of cupboard storage.

The combined air conditioned formal dining and lounge room are large, and set in the centre of the home just through the front foyer which features coffered ceiling and stunning lighting, as does the lounge room. The generous air conditioned built in master bedroom features a ceiling fan, the ensuite is bright and roomy and the bedroom has a

TYPE: Sold

INTERNET ID: 10621467

SALE DETAILS

**Interest Around
\$549,000**

CONTACT DETAILS

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lovely outlook to the leafy outdoor entertaining area. All the other 3 bedrooms are built in, have ceiling fans, the fourth or office has a phone point. The second bedroom looks out to a lovely rainforest like garden area, and directly accesses the two way main bathroom.

The 1500m² corner allotment is fully landscaped and features beautiful manicured gardens and lawns in a park like setting, with a waterfall and pond, a unique rainforest garden, and with the beautiful array of plants, shrubs, screens and trees throughout, creating your own private rear yard oasis.

The property provides you with a big bird aviary/chook pen or greenhouse with its own storage shed or shelter. There is a 3,000 gallon rainwater tank, a smaller inground tank and the extra open Caravan trailer or vehicle parking bay, all safely contained in the fully fenced property. The regal quality brick pillars and low wall and rod work fencing to the front and colorbond to the sides and rear.

Other features of this excellent home include:

- Dual stencil Crete driveways and foot paths around the homes edge,
- Epoxy resin flooring in attached double garage.
- The paving and walkway through the vine covered arbour to the rear shed
- The home has been built in cypress pine
- It is insulated & has rounded plastered wall edges inside
- Tinted windows and security screens through out,
- The vacuum maid system, a built in ironing board in the generous laundry
- 3 TV points through out the home and the home is NBN ready

Only upon your personal inspection will you fully appreciate the appeal and features of this lovely place to call your home.

Westbrook is the fastest growing and developing suburbs in Toowoomba. A new supermarket and childcare facilities and the service station in planning. It already boasts the facilities of the Westbrook Tavern, Spar Convenience Store, Childcare Centre, pizza shop, bakery, vet clinic, butcher, doctors clinic, chemist, pathology centre and the Bunkers Hill State Primary & Drayton Primary Schools only minutes away. There is a Stonestreet Bus School pickup to Toowoomba in Belclaire Drive.

The progressive development of the Western corridor of Toowoomba, including the Wellcamp Airport, Inland Transport & Logistics Hub, including the new Rail Link and Inland Port Precinct, all ensure good capital growth for the area and your investment in this quality home.

- Bedrooms: 4
- Bathrooms: 2
- 6 car garage









Approx Int: 209.1 sqm Approx Ext: 196.4 sqm **TOTAL: 405.5 sqm**

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This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.