



191 Spring St, Middle Ridge



## MIDDLE RIDGE CHARMER WITH MASSIVE SHED PLUS A POOL FOR SUMMER.

There's something for every member of the family in this charming four bedroom, two bathroom low set Queenslander located on 965m<sup>2</sup> in fabulous Middle Ridge which offers all the right ingredients for a fabulous Toowoomba lifestyle.

For the kids there's a fantastic solar heated in-ground pool and no school bus to catch as they can hop the fence to Middle Ridge State School which is right next door.

Mum is not forgotten with an ultra modern kitchen with every convenience in a home that exudes character galore with the original hardwood floors just restored and polished.

And dad will be in seventh heaven with his air conditioned 9 m x 6m powered shed with high lift doors complete with it's own power circuit with space for all his toys plus a high roof carport for the tinny, van or jet ski.

There's three separate living areas with the jewel in the crown being a huge rumpus room which comes complete with bar and has been perfectly blended into the original home providing the perfect space for family celebrations with room for a pool table and plenty of area for the kids to spread out.

Ideally located, the home is walking distance to the neighbourhood shops which boasts supermarket, bottle shop, chemist and doctor. With a

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<b>Price</b>	SOLD for \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5056
<b>Land Area</b>	965 m <sup>2</sup>
<b>Floor Area</b>	248 m <sup>2</sup>

### AGENT DETAILS

Brenda Millan - 0418 887 698

### OFFICE DETAILS

Mooloolaba  
Unit 1 24 Brisbane Rd Mooloolaba,  
QLD, 4557 Australia  
0754456500



playground over the road, primary school next door, parks and playing fields behind, means you can forget the car with easy access to all facilities including Kmart, Woolies, Coles etc which are just over a kilometer away.

The current owners have been busy and all the hard work has been done with a brand new bathroom, new light-fittings throughout, new instant gas hot water system, brand new built-in-robos to beds 2 and 3, general painting, three new air-conditioners to add to the two existing ones plus a whole lot of improvements too numerous to list.

Other features we love;

- \* Main bedroom features walk-in-robe and modern en-suite with bath
- \* Bed 3 has own separate entrance plus a loft area for extra bed or play.
- \* Bed 4 ideally located for home office.
- \* Two pack kitchen with stone bench tops plus stainless steel appliances including dishwasher.
- \* Formal dining area plus casual meals area off kitchen.
- \* Natural gas connected.
- \* Wrap around bull nosed verandahs on two sides.
- \* Established gardens offering privacy plus some mature fruit trees including mango, orange and grapefruit.
- \* Garaging currently set up as air conditioned personal training space with potential for a variety of home businesses.
- \* 9 metre salt water in-ground fibreglass pool with near new solar heating plus integrated bench seat and pool blanket.
- \* Rainwater tank with mains pressure pump for gardens and pool.
- \* Brand new main bathroom ideally located off rumpus and handy for use with pool.
- \* Huge dream laundry with fabulous bench space and storage.
- \* Six split system air-conditioners including large commercial unit in garage.
- \* NBN connected

If you're seeking a home with character, every modern convenience and space for all the family and their vehicles and toys then be sure to inspect this marvellous Middle Ridge property by calling Rex Patterson on 0414825744 seven days or email [rex@bluemoonproperty.com.au](mailto:rex@bluemoonproperty.com.au)

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