

**12 Grey Gums Dr, Blue Mountain Heights, QLD, 4350**



**House For Sale**

Tuesday, 26 November 2024

12 Grey Gums Dr, Blue Mountain Heights, QLD, 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Andrew Duncombe  
0419028058

## Your Dream Family Home Awaits!

Nestled in the tranquil Blue Mountain Heights in the exclusive Grey Gums Estate, 12 Grey Gums Drive offers an exceptional opportunity to secure a stunning family home with a bonus studio and a large range of spray free producing plants (for a full list contact our team). This beautifully presented property has been almost fully renovated and is essentially brand new inside. Set on generous acreage with a host of fantastic features designed for comfort, convenience, and modern living, all in a private, tightly held estate of only 32 homes only 7km from Toowoomba CBD with only one block left, don't miss this opportunity to secure your home in the Grey Gums Estate.

### Main House Features:

- **Brand New Kitchen:** Featuring modern appliances, including a dishwasher and electric cooktop – perfect for family meals and entertaining guests.
- **Dining Room:** A spacious dining area with a cozy new combustion fire, creating a warm atmosphere and easy access to the undercover outdoor entertaining area.
- **Lounge Room:** A welcoming lounge with a powerful split system air conditioner and a feature brick wall at the entrance that adds to the home's charm.
- **Main Bedroom:** A spacious retreat with built-in wardrobes, ceiling fan, and its own private ensuite with a shower and toilet.
- **Bedrooms 2, 3, & 4:** All offering built-in wardrobes and ceiling fans, providing comfort for the whole family.
- **Main Bathroom:** Brand new and well-appointed with a bath, shower, and separate toilet for added convenience.
- **Internal Laundry:** New, practical and spacious, with external access leading directly to 8 wicking veggie garden beds.
- **Brand new Blackbutt Vinyl plank flooring** throughout with lifetime warranty
- **Outdoor Entertaining:** Step outside to a large undercover area overlooking beautiful gardens, ideal for outdoor dining and hosting friends and family in complete privacy.

### Additional Features:

- **6x6m Powered Shed:** A fantastic space for storage or a workshop, featuring two manual roller doors, side access door and adjoining woodshed.
- **Double Carport:** Providing ample covered parking space for your vehicles and high clearance for caravans
- **Secure Fencing:** Perfect for families with pets, ensuring safety for your furry friends.
- **Fully Insulated:** Keeping your home comfortable year-round and energy efficient.
- **Solar Panels:** Helping you save on energy costs while reducing your carbon footprint.
- **2 Large Water Tanks:** Sustainable water storage to keep your garden thriving year-round.
- **Gorgeous Garden:** Landscaped gardens with a huge variety of flowers and trees, all attracting a wide range of birdlife.
- **30+ Producing Fruit and Nut Trees:** Perfect for your enjoyment through the seasons.
- **Chook Run and Shed:** Ideal for anyone who loves fresh eggs and wants to embrace a sustainable lifestyle.

The property also includes a versatile studio, perfect for extra accommodation, a home office, or a creative space. Featuring charming VJ walls, split system air conditioning, a fully self-contained bathroom, and a carpeted second room, it offers comfort and functionality. With Prowlerproof security screens, smoke alarms, and of solid construction, this space is both practical and secure.

This exceptional property at 12 Grey Gums Drive offers the best of both worlds: a spacious family home with all the modern conveniences and a flexible, self-contained studio that can serve a variety of purposes. With a beautiful and tranquil outdoor space, ample storage, and a range of sustainable features, it's an ideal choice for families looking for a private, comfortable lifestyle just on the outskirts of Toowoomba.

Don't miss out on this fantastic opportunity! Contact The Andrew Duncombe Team today to arrange an inspection and discover all the possibilities this wonderful property has to offer. Contact our team on 0418 488 747.