

Unit 1/9 Collingwood Close, Middle Ridge, Qld 4350 **Hot**Property

House For Sale

Thursday, 9 January 2025

Unit 1/9 Collingwood Close, Middle Ridge, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 165 m2

Type: House



Leon Carlile
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Welcome to 1/9 Collingwood Close – The Perfect Blend of Comfort and Opportunity!

Nestled in a quiet, family-friendly cul-de-sac, this stunning 3-bedroom home offers exceptional appeal for both families and investors. Thoughtfully designed and beautifully maintained, this property has everything you need. The home features three spacious bedrooms, all with built-in wardrobes, and two modern bathrooms, including a private ensuite for the master bedroom. A double garage provides secure parking and extra storage space, while air-conditioning ensures year-round comfort. Large windows throughout the home flood the bedrooms and living areas with natural light, creating a warm and inviting atmosphere. The 165 sqm floor plan offers a practical layout that combines functionality and style. Step outside to a delightful outdoor patio area, perfect for entertaining guests or enjoying a quiet moment. The fully fenced yard provides privacy and a safe space for children to play. Whether you're searching for a family haven or a standout investment, 1/9 Collingwood Close is a must-see. Your dream home or next smart investment awaits!

The Home: • 3-Bedrooms with built-in wardrobes • 2-Bathrooms • Double garage • Air-conditioning • Linen cupboard for extra storage. • Outdoor Patio area
The Land: • 165 sqm • Fully Fenced • Located in a cul-de-sac
The Location: • 14 min (6.7 km) drive to Toowoomba CBD • 4 min (2.1 km) drive to The Ridge Shoppingworld • 10 min (5.0 km) drive to Centenary Heights State High School • 5 min (2.8 km) drive to Middle Ridge Park SCHOOLS: This Property falls within the school catchment area for Centenary Heights State High School and Middle Ridge State School
General Rates: \$1,272.22 NET Half Yearly Approx.
Water Access: \$373.06 NET Half Yearly Approx.
To arrange an inspection or learn more, contact Leon Carlile on 0418 795 484.