



32 Aquila Drive, Meringandan West

Modern Duplex Living with Space, Style & Convenience

Welcome to 32 Aquila Drive, Meringandan West - an exciting opportunity combining flexible living, dual-income potential and an impressive 4,109m² landholding in a sought-after location.

Set within the growing Meringandan West community, the property offers a peaceful residential setting close to local schools, parks, shopping and everyday amenities. The nearby Highfields precinct provides additional shopping, cafés, services and schooling, with Toowoomba also within easy reach.

This entire duplex is on one title and offers two separate residences, making it ideal for investors, extended families, multi-generational living or buyers seeking flexible accommodation and multiple income streams.

Both units feature upgraded finishes, including Caesarstone benchtops, natural timber-look flooring, upgraded handles and quality sinks, providing a modern look and higher-quality finish throughout.

Unit 1 offers three bedrooms plus a dedicated study, two bathrooms and two-car accommodation. The study provides flexibility as a home

5 3 3

FOR SALE
$1,250,000

VIEW
By Appointment

AGENTS
Naomi Atkinson
0488 091 743
natkinson@ljht.com.au

AGENCY
LJ Hooker Toowoomba
(07) 4688 2222

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

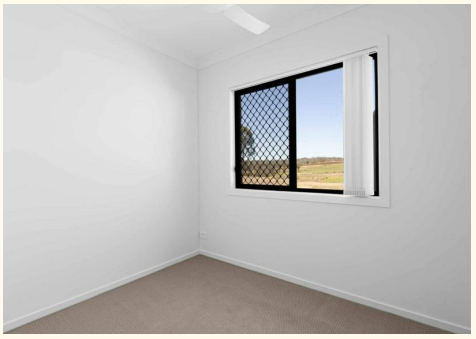
office, children's space or hobby room, while the generous layout offers comfortable family living.

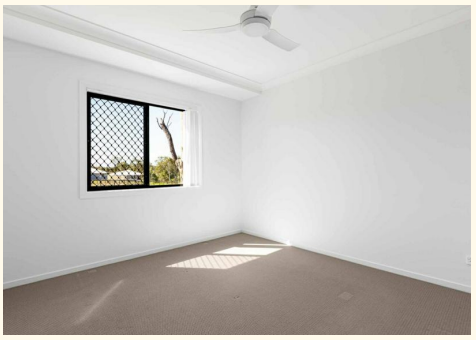
Unit 2 features two bedrooms, one bathroom and one-car accommodation, making it ideal for tenants, extended family or additional rental income.
Combined, the property offers five bedrooms plus a study, three bathrooms and three-car accommodation.

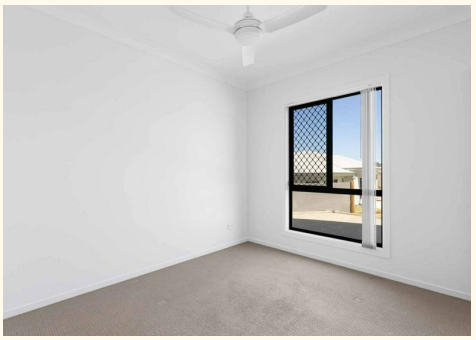
For investors, the property currently provides a combined rental income of $1,150 per week. Unit 1 is leased at $650 per week through to August 2027, while Unit 2 is leased at $500 per week through to January 2027.

PROPERTY HIGHLIGHTS
" Entire duplex on one title
" 4,109m² allotment
- Sought-after Meringandan West location
- 5 bedrooms + study
- 3 bathrooms
- car accommodation
- Unit 1: 3 bedrooms + study, 2 bathrooms, 2 cars
- Unit 2: 2 bedrooms, 1 bathroom, 1 car
- Combined rent: $1,150 per week
- Unit 1: $650/week until August 2027
- Unit 2: $500/week until January 2027
- Upgraded finishes throughout both units
- Caesarstone benchtops
- Natural timber-look flooring
- Upgraded handles and quality sinks
- Highfields precinct nearby
- Local schools, parks and amenities close by
- Strong dual-income investment opportunity
- Ideal for extended or multi-generational living

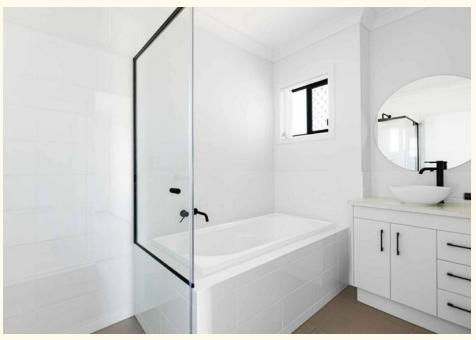
Properties combining two residences, substantial land and a convenient Meringandan West location are rarely available. 32 Aquila Drive offers genuine flexibility for investors, families and those seeking future potential.
General Council Rates: $2,975.46 per year
Water Rates: $794.54 per year











MORE DETAILS

Property ID	20AZF4W
Property Type	DuplexSemi-detached
House Size	115 m2
Land Area	4109 m2

Naomi Atkinson 0488 091 743
Residential Sales Executive | natkinson@ljht.com.au

LJ Hooker Toowoomba (07) 4688 2222
Level 6, 10 Russell Street, TOOWOOMBA CITY QLD 4350
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au

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1&2/32 Aquila Drive
Meringandan West

This floorplan is for representational purposes only. All dimensions are approximate and shouldn't be soloely relied upon.
Floorplan created by Vue Digital

Total: 231m²

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