

## Top Camp, 36 Acacia Avenue

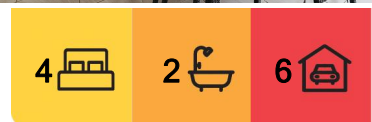
Bask in the exciting acreage dream, just minutes from town

Dream really do come true! A modern family adobe immaculately presented, with multiple sheds plus an exciting allotment just waiting for this kids to explore.

- Boasting 4 built in bedrooms
- Main offers walking robe and huge ensuite
- Three way main bathroom so everyone can get ready on time
- Open plan kitchen overlooking the main lounge and dining spaces
- Huge media room, perfect for movie nights
- Separate retreat space ideal for kids play room or study space
- Corner concertina doors leading out to the alfresco area
- Double garage attached to the home
- Extra height double bay shed, perfect for caravans or high vehicles
- Three bay shed with two roller doors, use as storage and workshop



**Disclaimer:** 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.



**For Sale**  
Offers Over \$1,100,000

**View**  
[ljhooker.com.au/1YP6F4W](http://ljhooker.com.au/1YP6F4W)

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**LJ Hooker Toowoomba**  
**(07) 4688 2222**

-Not your average acreage block with its own creek to explore

Built in 2011 by Top of the Range builders this executive family residence offers large living spaces to relax in as well as closed off areas ideal for relaxing or quality family time.

The property boasts loads of shed space with the capacity to house multiple vehicles and caravans all securely under cover. Alternatively these sheds would be ideal for a home business or trades person or a great space to get the kids out of the house.

Perched on a unique acreage parcel rolling effortlessly down to a creek and back up into your own piece of bushland the perfect place of kids to explore and have childhood adventures.

All of this out of town space and lifestyle with the convenience of being only a few minutes from all the southern side of Toowoomba has to offer including K Mart Plaza, Harvey Norman centre, Bernoth Centre, Schools and all the services you want.

This is a stunning opportunity to realise your families acreage dream, have space for all your toys or work all without sacrificing the conveniences the city has to offer.

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 1YP6F4W   |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 4668 m2   |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Built-in-Robes<br>Bush Retreat |

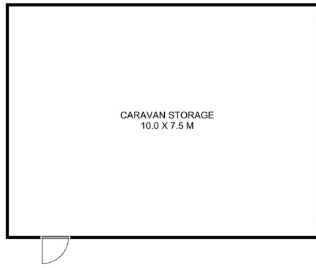
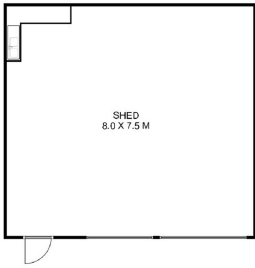
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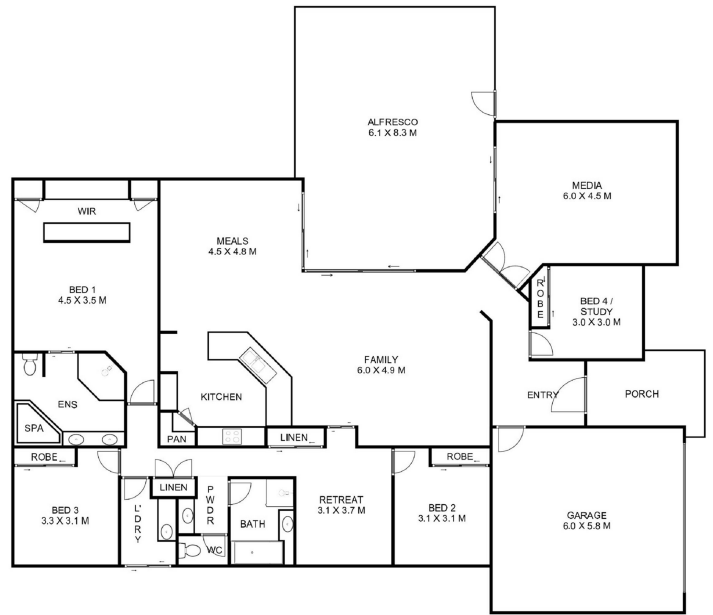


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(NOT IN POSITION)



**LJ Hooker** 36 Acacia Avenue, Top Camp

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Internal 357m<sup>2</sup> External 116m<sup>2</sup> Total 473m<sup>2</sup> 



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