

117 Glebe Road, Silkstone, Qld 4304



Sold Residential Land

Thursday, 7 December 2023

117 Glebe Road, Silkstone, Qld 4304

Area: 607 m2

Type: Residential Land



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\$330,000

117 Glebe Road, Silkstone offers a secure investment opportunity approximately 2.8km from the heart of the Ipswich CBD and approximately 40.1km to the Brisbane CBD in an established strong suburb of Ipswich, congratulations. Your 607m² of vacant land is free from mining overlays, and in the 2024 Proposed Planning Scheme, for the Ipswich Region, a proposed zone change from Residential Low Density to Medium Density Residential, what will you create? Take advantage of the Blue-Chip suburb of Silkstone, a projection of a doubled population over the next two decades, a proposed zone change to Medium Density or simply, build your dream home! Please call, text or email to discover more and become a part of our community's proud history! DETAILS TO START YOUR BUILDING PLAN: LOT 4 RP65827 ZONED RL02 - RESIDENTIAL LOW DENSITY- ESTABLISHED BOUNDARIES- CONCRETE DRIVE WAY- WATER CONNECTION IN PLACE- SEWAGE OPTIONS AVAILABLE - IPSWICH CITY COUNCIL RATES PER QUARTER \$308.55 approx.- WATER RATES PER QUARTER \$216.00 approx. FRONTAGE BOUNDARY 14.9 METRES SOUTHERN BOUNDARY 14.9 METRES EASTERN BOUNDARY 39.8 METRES WESTERN BOUNDARY 39.8 METRES LOCATION DELIVERING:- Approx. 40.1km (40 Min Drive) to Brisbane CBD- Approx. 2.8km (5 Min Drive) to Ipswich CBD- Approx. 170m (1 Min Drive) to Booval Shopping Centre- Approx. 1.3km (3 Min Drive) to Booval Train Station SCHOOL ZONE:- Silkstone State School approx. 450m (1 min drive) Prep to Grade 6- Bundamba State Secondary College approx. 4.4km (6 min drive) Grade 7 to Grade 12- Sacred Heart Primary School approx. 800M (2 min drive) Prep to Grade 6- Ipswich Girls Grammar School approx. 2.0km (4 min drive) Prep to Grade 12- Ipswich Boys Grammar School approx. 3.7km (7 min drive) Prep to Grade 12

2023 TO 2027 IN A SNAP SHOT PEOPLE - 11,500 new jobs for Ipswich (Manufacturing, Health Care, Construction) 2031 projection for number of residents 410,630 2041 projection for number of residents 557,649 PROSPERITY - \$6.5 billion in gross regional product. A DYNAMIC MIX OF OLD AND NEW. Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future. OUR GROWING REGION. Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centres surrounding Ipswich Central. Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities. Welcome to Ipswich, welcome to Silkstone and welcome home! A proud Past, an exciting Present and a strong Future. DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.