

**26 Barcoo Drive, Plainland, Qld 4341**

**House For Sale**

Friday, 3 May 2024



26 Barcoo Drive, Plainland, Qld 4341

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 456 m2**

**Type: House**



Connor BRYAN

**\$700,000**

Here is a unique opportunity to purchase a property that has never been lived in. This property has been leased by the Plainland Crossing Land developers as the sales office since completion of construction of the home in 2018. For the investor: you have the option of continuing with the current tenants on a minimum 2 year lease returning \$650 pw with a further 2 year option. For the owner occupier, the seller is negotiable in reinstating the office back into a Garage. There are 4 well-sized bedrooms with built-in robes, ceiling fans and flyscreen, plus a large walk-in robe to the master and an ensuite. Large living spaces include a carpeted lounge room along with a tiled open plan living and dining area combined with island Kitchen finished with stone bench tops, double sink, dishwasher and walk in pantry. The outdoor entertaining area is private and the rear yard is fully fenced. The Developers have kept the property in pristine condition with their regular cleaning and garden services and are keen to stay on as tenants, this will also ensure the property remains in as new condition to end of lease. As new property inclusions are:- 2.1 Kw PV Solar System.- Caesarstone Kitchen Benchtop.- 1200mm wide Front Entrance door .- Steel Frame construction.- Tiled family room.- Carpeted Lounge and bedrooms.- Tiled Alfresco.- 2 Split System Aircon Units- Freestanding Blanco dishwasher, Stove and cooktop - Never used.- Ceiling Fan to bedrooms and patio areas - Never used.- Fully fenced back yard- NBN and security system- Flyscreens to Windows & Security Screens to Sliding Doors.- Blockout Roller blinds- R2.5 Glasswool insulation batts to total roof. Sophia College is 300m away and all other amenities are easy walking distance from this property including:- Bunnings - Aldi- Woolworths - McDonalds- Bridgestone Select - Supercheap- PetStock - Choice Discount Store- Liquor Legends - Swim Factory- Plainland Dental - Sullivan Nicolaides- Lockyer Doctors - The Hen House Cafe- Mobil Servo and Coffee Club .- Faith Lutheran - Lifelineshop- Exact Radiology - LiveLife Pharmacy- Porters Plainland Hotel - Schulte's- Lockyer Valley Motors (Toyota)(land purchased)- (Snap Fitness, Auto Masters under construction) Situated in the fast growing area of Plainlands, located midway between Ipswich and Toowoomba on the Warrego Highway and just minutes to UQ Gatton. Photos taken 7/2/24. Inspections available 7 days a week by appointment only.