

**284 Blackwall Road, Chuwar, Qld 4306**

Place. 

**Residential Land For Sale**

Friday, 19 April 2024

284 Blackwall Road, Chuwar, Qld 4306

Area: 3237 m2

Type: Residential Land



Justine Wagner  
0418768623

## JUST LISTED!!

Welcome to your opportunity to create your dream home! Tucked away amidst tranquil native bushland, this 3/4 acre land parcel eagerly awaits your creative touch. Situated just a brief 10-minute drive from Ipswich CBD, and a mere 40 minutes from the bustling amenities of Brisbane, you can relish in the perfect blend of serene country living and convenient urban accessibility. Plus, with private and public schools nearby, everything you need is right at your doorstep. Envision your future right here, enveloped by well-established homes that foster a strong sense of community and security. Picture yourself soaking up the stunning views of the adjacent bushland just across the road, adding to the allure of this idyllic setting. The parcel has been partially cleared with an established building pad. The registered site comes with Council Approval for the construction of a 285 SQM low set, concrete slab on ground home. All the hard work has been done!! Don't miss this opportunity to secure your piece of paradise!

LAND AREA - 3,237 SQM  
FRONTAGE - 40.2 Metres (Approx)  
DEPTH - 80.4 Metres (Approx)  
ZONING - Large Lot Residential  
Council Rates - \$402 Per QTR (Approx)

HAVE YOU HEARD OF CHUWAR? Chuwar is an elevated, family friendly suburb located within the Ipswich City Council, sharing a border with Brisbane City Council and separated by a majestic section of the Brisbane River. It has a population of 2,244 people, with an average age of 37, and many of those residents (79%) being owner occupiers. In addition to its demographic profile, Chuwar is known for its leafy, acreage lifestyle properties with large homes on acreage parcels together with more convenient living on small allotments with parcels of 600-800sqm. The suburb is characterized by its tranquil natural surroundings including bushland, recreational spaces including Colleges Crossing parklands and boat ramp plus additional nearby parks and the endless benefits of riverside living. Locals enjoy a movie or two at the nearby Tivoli Drive-In and the nearby bustling shopping precinct of the Karalee Shopping Village offers Coles and Woolworths, Medical Precinct, Café and takeaway facilities and within easy access to multiple schools and the Warrego Highway. Nearby Schools are Karalee State Primary School, Mount Crosby State Primary School, and Brassall State Primary School plus there are several Kindergarten and Day care Centres throughout the local community. There are many options available for secondary schooling ranging from Ipswich Girls and Boys Grammar Schools, West Moreton Anglican College or Ipswich State High School or alternative private schools in the Western Brisbane Suburbs such as Brisbane Boys College, Brigidine Girls College and Kenmore High School with school bus stop on Scholtz Road.

Disclaimer: This property is being without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every care is taken in the preparation of the information contained in this marketing, Place Estate Agents will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate.