

**35 Mount French Road, Dugandan, Qld 4310**

**Residential Land For Sale**

Wednesday, 12 June 2024

**STRUD**

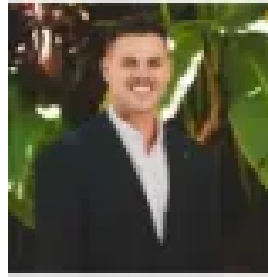
**35 Mount French Road, Dugandan, Qld 4310**

**Area: 2 m2**

**Type: Residential Land**



Liam Wolff  
0478419081



Jesse Patrick  
0416929659

## FOR SALE

Seize this rare opportunity to secure a premium block of land in the newly developed 'Range View Estate', in Boonah. This exclusive community features just 19 homesites, offering you the unique chance to design and build your dream home in a setting that combines luxury and a strong sense of community. Eagerly awaiting the dream design and creation of a new occupant, each block boasts breathtaking, picture-perfect views of the Scenic Rim. Beyond the natural splendour, convenience is at your fingertips, with Boonah's town centre, local amenities and schools all close by. Embracing the tranquillity and freedom of country living, ample space provides room for a swimming pool, a large shed and storage for your boats, caravans and everything in between. Building covenants ensure the integrity of the estate, maintaining a high standard throughout and the continual future growth of property value. Here, amidst the breathtaking vistas of the Scenic Rim, the opportunity to start afresh and bring your dreams to life is just a phone call away. Enquire today and seize this rare opportunity to secure your piece in the all-new and exclusive 'Range View Estate'. Features: • Lots Ranging From 640m<sup>2</sup> – 903m<sup>2</sup> • Only 19 Exclusive Homesites Throughout The Estate • Panoramic Mountain Views • Underground Services • Town Water Pressure • NBN Services • Building Covenants In Place Location: • 2 Minute Drive To Boonah Town Centre • 2 Minute Drive To Boonah State School • 3 Minute Drive To All Saints Primary School • 4 Minute Drive To Boonah State High School • 18 Minute Drive To Moogerah Dam • 1 Hour Drive to Brisbane CBD & The Gold Coast For The Investor, Each Lot & Home Design Has Been Rent Appraised For: • Lot 13: \$570 to \$600 per week. • Lot 14: \$550 to \$570 per week. • Lot 15: \$600 to \$630 per week. • Lot 18: \$570 to \$600 per week. • Lot 19: \$600 to \$630 per week. Disclaimer: STRUD Property 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. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.