

**37 Zabel Road, Lockrose, Qld 4342**

**Sold House**

Friday, 29 September 2023

37 Zabel Road, Lockrose, Qld 4342

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4047 m2**

**Type: House**



Amie Tarrant  
0753595808

**\$621,000**

Boasting a charming character home with a sprawling floor plan plus a recently built granny flat, this property is an opportunity not to miss! The main home has so much space to play with including 3 generous bedrooms, a study, a sleep out plus sunroom plus an enormous lounge room! The granny flat has its own living room plus bedroom plus a verandah that overlooks the yards and has been purpose built for disability/elderly accessibility. The 2 dwellings sit on a flat acre, with a huge shed and a purpose built home office/workshop separate to the houses. The block has beautifully established greenery and fruit trees, and encompasses the peaceful lifestyle that residents in this area are seeking! Enjoy nature with an array of wildlife visiting each morning! This is not your average block, it feels very private with neighbours set away on large acreage blocks and the 5 acre\* primary school across the road. If you are looking to have a property that is suitable for pets, many of the neighbours have horses, ducks, chickens etc. For investors the properties have potential to return \$850 - \$880\*/week making this an exceptionally high yielding opportunity in a high growth area. As the property is on a corner block, there is separate access to both residences. The granny flat is a genuine second residence and is completely self-contained. Another exceptional feature about this opportunity is the convenience and proximity to MAJOR growth pockets. You can quickly access the highway and be in Brisbane, Ipswich or Toowoomba within 1 hour\*! Plainland is only a stone's throw away and this area has been pinpointed as one of the fastest growing areas due to the major infrastructure that is bounding ahead including grocery shops, prestigious schools, 'Wellness Centre', general shops, restaurants and other major conveniences. The main house exudes character and charm with VJ panel walls and timber floors throughout and a stylishly renovated bathroom. The kitchen has ample bench and storage space and leads directly to the back verandah, the perfect spot to sit and enjoy the sun whilst overlooking the grounds. The granny flat was constructed by 'Ipswich Granny Flats' in 2017, and provides independent living space or the opportunity for extra rental income. The flat is stylish in design and has a beautiful deck that overlooks the grounds and catches the morning sun. The granny flat is disability-assist friendly, with handrails, extra wide access, and double door entry. It consists of 1 bedroom, a lounge room, an open plan kitchen, and a large ensuite. The robe provides walk-in/wheelchair access. There is also a lot of storage available in the flat. There is a European style laundry on the deck for added convenience. The property benefits from solar energy, with a 6KW system, two water tanks, and a three-bay garage with two swing doors. The property has trickle feed and town water access with tanks. Area Details:- Across the road from Lockrose State School- 1 hour\* to Brisbane CBD- 35 minutes\* to Ipswich CBD including Ipswich Hospital- 25 minutes\* to Esk- 45 minutes\* to Toowoomba- 10 minutes\* to prestigious 'Faith Lutheran College'- 8 minutes\* to major conveniences including Aldi, Woolworths and Bunnings- 20 minutes\* to Wivenhoe Dam catering for water sports and camping- 20 minutes\* to Laidley or Gatton Hospitals- Multiple restaurants and cafes within 10 minute\* radius- Plainland has great medical centres, with a new super centre and pharmacy being built- QLD's salad bowl on the doorstep as the Lockyer Valley is one of Australia's largest farms and agricultural areas. Please contact Amie on 0407 799 442 today to arrange your viewing, we look forward to seeing you soon. Disclaimer: All information provided is correct to the best of our ability. While we strive to ensure accuracy, we recommend that interested parties verify all details independently before making any decisions. Please contact the listing Agent for the most up-to-date and accurate information about the property.