

41 Wallace Street, Walloon, Qld 4306



House For Sale

Friday, 31 May 2024

41 Wallace Street, Walloon, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Jenni Hood

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Offers over \$649,000

This spacious, ultra-modern four bedroom family home is located in the newly developed hub of Dawn Estate- a modern, thriving community situated in the picturesque and quiet township of Walloon only 15 minutes to Ipswich. The home is immaculately presented with impressive street appeal and has been meticulously maintained by the current owners. Upon entry, a tiled entrance leads you through to a spacious, air conditioned open plan living space consisting of a large lounge and dining area which flows out to a covered alfresco overlooking the private, low maintenance 450m² block with secure fully fenced yard and landscaped gardens. The galley style kitchen with its sleek stone benchtops has a breakfast bar, modern appliances including dishwasher, plenty of bench and cupboard space plus a butler style pantry behind a feature barn sliding door providing ample shelving and storage for all your appliances. Four generous bedrooms, all of which have ceiling fan, carpeted floors and built in robes are large enough for queen size beds with plenty of space left over and the air conditioned master suite positioned to the rear of the home has ceiling fan, walk in robe and stylish, modern ensuite with stone top vanity, shower and toilet. Servicing the home is the chic main bathroom with stone top vanity, separate shower and full bathtub, plus a separate toilet. An internal laundry has built in linen storage plus its own external access to the side yard which has a concrete pad for a lovely quiet sitting area behind high timber fencing and a good sized garden shed for all your outdoor equipment. Car accommodation is catered for with the double remote lock up garage with internal access and there is an extra concrete pad for off street parking for additional vehicles or space to park your caravan with ease. The garage has the added bonus of air conditioning, overhead cupboards and a built-in sink and cabinet making this an ideal place for a home hairdressing or nail salon. Additional features include a 6kw solar system with 17 panels. Local primary school, shops and parks are within walking distance and direct train services to Ipswich & Brisbane from Walloon station just a short drive away. Everyday essentials including pub, supermarket & medical centre, childcare centre & cafe are at your fingertips. You can reach Ipswich CBD in about 20 minutes, significantly widening your options in terms of entertainment and retail. Quick access to the Warrego Highway will take you to Brisbane in about 45 minutes and RAAF Base Amberley is less than 15 minutes away. For the investor, the current rental appraisal is \$560 to \$575 per week. This beautifully presented and meticulously maintained family home provides modern living in a relaxed country setting and is a superb place to raise a family. Contact Jenni today to secure your private viewing or come along to the open homes. **DISCLAIMER:** Crowne Real Estate 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.