

65 Langland Circuit, Walloon, Qld 4306



House For Sale

Tuesday, 27 February 2024

65 Langland Circuit, Walloon, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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OFFERS OVER \$649,000

Where you live matters, and how you and your family live is to be respected and honoured. Leave the busy life behind and embrace a new sense of wellbeing as you immerse yourself in the areas green outlook, and views to the mountains. Refresh and renew every day. Congratulations. 65 Langland Circuit Walloon delivers. Welcome home. LET'S ENGAGE WITH YOUR FUTURE. VACANT AND READY FOR YOU RIGHT NOW. Our floor plan presents a design that acknowledges and provides all the essential, designated, space for a layered household. ALL THIS WILL MOVE YOU:

- 2 INTERNAL LIVING AREAS. PRINCIPLE LIVING PRESENTS WITH CLIMATE CONTROL SPLIT SYSTEM A/C, 2.7M CEILING HEIGHT ADDS THE GRACE AND CHARM.
- FRONT LIVING ROOM EMBRACES VIEWS TO YOUR BUSHLAND AND MOUNTAINS.
- LIGHT FILLED OPEN PLAN LIVING AND DINING AND KITCHEN WITH COMPREHENSIVE STORAGE, PLUMBED FRIDGE CONNECTION, DISHWASHER, WALK-IN PANTRY, CERAMIC ELECTRIC COOKTOP AND ELECTRIC OVEN AND RANGE HOOD.
- 1 ALFRESCO LIVING ZONE, ALL UNDERCOVER WITH CEILING FAN.
- 2 ELEGANT BATHROOMS.
- PRINCIPLE BATHROOM PRESENTS WITH THE LUXURY OF A FULL BATH, SEPARATE SHOWER AND PRIVATE W/C. LIGHT THE CANDLE AND JUST SLOW IT ALL DOWN.
- 4 INDEPENDENT BEDROOMS.
- PRIVATE PRINCIPLE BEDROOM INCORPORATES CLIMATE CONTROL A/C AND YOUR OWN ENSUITE WITH WALK-IN ROBE. JUST CLOSE THE DOOR AND KNOW THIS IS YOUR SPACE.
- BEDROOMS 2, 3 AND 4 ARE ALL INDEPENDENT AND OFFER BUILT-IN ROBES AND CEILING FANS. EACH FAMILY MEMBER HAS THEIR OWN ZONE TO GO TO.
- INTERNAL EUROPEAN STYLE LAUNDRY.
- DOUBLE REMOTE GARAGE WITH SAFE, IMMEDIATE, INTERNAL ACCESS. 6M X 5.5M 4.78M WIDE FOR VEHICLE ACCESS AND 2.135M HIGH. OUTDOORS CONTINUES TO DELIVER:
- 448M² OF DETAILED PRIVATE SPACE. LIVE MORE AND DO LESS.
- HIGH FENCING ON YOUR THREE BOUNDARIES WITH LANDSCAPED FRONT GARDENS.
- IMAGINE THE RAISED GARDEN BEDS AND PET FRIENDLY SPACE.
- NBN FIBRE TO THE PREMISES.
- SECURITY SCREENS ON YOUR MAIN FRONT ENTRY AND REAR PATIO ACCESS.
- ELECTRIC 170 LITRE HEAT PUMP HWS.
- RATES: ICC \$457.60 PER QUARTER AS AN OWNER.
- RATES: ICC \$556.60 PER QUARTER AS AN INVESTOR. EDUCATION OPTIONS: Imagine having 16 schools and six childcare centres within 15 km from home. Here, you will be able to choose the perfect foundations for your child and enjoy the benefits of having them learning locally.
- WEST MORTON ANGLICAN COLLEGE - 7.5km
- WALLOON STATE PRIMARY SCHOOL - 1.2km
- ROSEWOOD STATE SCHOOLS - 8.8km
- IPSWICH OFFERS MULTIPLE CHOICES OF ALL LEVELS OF EDUCATION. YOUR CONNECTED AREA IS NOW SERVICED BY: Village Park - 450m Phat Boyz Smokehouse - 600m Henry Lawson Bicentennial Park - 1.1km The Walloon Hotel - 1.3km IGA Walloon - 1.3km Walloon Medical Centre - 1.5km Nvus Hair And Beauty - 1.4km Walloon train station - 1.8km

WALLOON, NOW AND EMERGING Here, lush woodlands hug the banks, creating an authentic countryside setting complete with native plant species, local flora and birdlife. Experience the serenity of living with nature, paired with shaded pathways. Waterlea is located just a 15-minute drive from Ipswich and is part of one of the fastest growing regions in south-east Queensland. The nearby Warrego Hwy will have you in Brisbane in no time at all, while regular services from Walloon and Ipswich stations will always keep the CBD and surrounding suburbs in reach.

- 3* minutes to Walloon State School, Walloon Hotel, IGA and other major conveniences
- 11* minutes to RAAF Base Amberley
- 19* minutes to Ipswich CBD
- 8* minutes to Rosewood
- 50* minutes to Brisbane CBD

WALLOON THEN: A rural/residential town, is 9km west of central Ipswich. It was one of the original stations on the Ipswich to Grandchester railway (1865), and when the line began operation the small settlement opened a private (Catholic) school which enrolled 41 children. In 1877 poor quality coal was found in Guilfoyle Gully, a kilometre north of the Walloon railway station, an event coinciding with the opening of the Walloon Hotel and a government school. Better coal was found 100 metres east of the gully in 1881, and a tramway was constructed to convey the coal to the station. Later in the 1880s a larger deposit, the Caledonian colliery, was opened about three km west of Walloon, and mining continued until 1960. In addition to coal there was mixed farming and dairying, and along with other towns such as Marburg and Purga, Walloon had a small butter factory. The township, however, was overshadowed commercially by Rosewood and West Ipswich, and Pugh's Queensland Directory (1925) recorded it as having only the hotel, a butcher, a fuel merchant and a tanner. The old school, however, was replaced in 1935 and became a CWA hall. In the 1980s Walloon changed to a rural/residential outer suburb of Ipswich, and in 1993 an electric train service was started for quicker commuting. JOIN IN TO BE PART OF THE FUTURE OF THIS MODERN TOWNSHIP. WELCOME HOME. DISCLAIMER: First National Action Realty 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

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