

**65 Wallace Street, Walloon, Qld 4306**



**House For Sale**

Tuesday, 14 May 2024

65 Wallace Street, Walloon, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Nick Knauseder

0422904007

**\$599,000+**

This well-built & maintained brick home sits on an elevated block, with a spacious and a well sized back yard with side vehicle access. The dwelling features 4 bedrooms with built-ins & fans, 2 well-appointed bathrooms, well-sized living area, ducted A/C throughout, kitchen with breakfast bar, covered alfresco, double lockup garage & a fully fenced backyard. This is the one you've been waiting for – enquire today to secure your interest. General Information:- Occupancy: Current Lease Until January 2025- Rental Appraisal: \$540 - \$560 per week- Orientation: South Facing (approx.)- Land Size: 600m<sup>2</sup>- Construction: Brick- Roof type: Colorbond- Build year: 2018 (approx.)- Hot Water System: Gas- Cooktop: Gas- Fencing: Fully fenced back yard with side vehicle access- Screens: Security screens throughout- Council Rates: \$532/quarter (approx.)Property Features:- Ducted air-conditioning throughout the home- 4 well-sized bedrooms; all with ducted A/C, built-in wardrobes, ceiling fans & carpet; master bedroom features a walk-in wardrobe & ensuite with large glass screen shower, vanity, toilet & ceiling exhaust/heater- Modern kitchen with breakfast bar, built-in stainless steel oven, built-in microwave space, stainless steel gas cooktop, stainless-steel retractable rangehood, stainless steel dish washer, glass splashback, stone bench tops & a variety of preparation & storage spaces; tiled- Open plan kitchen/lounge/dining room with direct access to alfresco; tiled- Well-appointed main bathroom with separate bath & shower, ceiling exhaust/heater; separate toilet- Double lockup, remote controlled garage; internal access- Covered alfresco; directly accessible from the heart of the homeArea Details:- Walking distance to a variety of parks / greenspace - 4 minutes\* to Public Transport (Walloon Station)- 9 minutes\* to West Moreton Anglican College- 11 minutes\* to RAAF Base Amberley- 17 minutes\* to Ipswich Hospital- 17 minutes\* to USQ Ipswich Campus- 50 minutes\* to Brisbane AirportPlease contact Nick Knauseder on 0422 904 007 to arrange your inspection.\* Approximate