

7 Palmer Drive, Highfields, Qld 4352



Sold House

Friday, 1 September 2023

7 Palmer Drive, Highfields, Qld 4352

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2737 m2

Type: House

\$610,000

It's a long known fact that if you want a generous size block with room to grow, Highfields is one of the first suburbs you need to look. With new housing estates in the area now reducing lot sizes to as small as 400 square metres, finding a decent size block is becoming a difficult challenge; especially at the sub \$650,000 price point. Competitively priced seeking interest above \$589,000, 7 Palmer Drive, Highfields is like finding a needle in a haystack. With an incredibly generous allotment totaling 2,737 square metres, you'll be hard pressed to find value of this sort again in Highfields.

ABOUT THE HOME: The house was built in 1995 but has since undergone a full renovation. The three bedrooms are all generous and appointed with built-in robes and ceiling fans while the master bedroom has it's own ensuite. The main bathroom is spacious, with a separate bath and large shower. Generous and well appointed kitchen with excellent storage on offer. Expansive open plan living / dining that leads out onto a 6x6.5m covered outdoor entertaining area. Secured double garage (6x6m) with side access in the back yard where you could add further shedding if desired (subject to council approvals). The house has town water and is connected to a septic system. Only one direct neighbour - the western side of the house is a designated park land and won't be built out on!

ABOUT THE LOCATION: 6 min drive to Highfields Coles Shopping Plaza and Woolworth Shopping Plaza. 19 minutes to Toowoomba CBD and Grand Central Shopping. 14 minutes to the NEW \$1.3bn Base Hospital site in Rockville which has now commenced (due for completion in 2027). Excellent state and private school options available in Highfields. 28 mins drive to the new Wellcamp Airport which provides freight options as well as domestic passenger flights.

FOR THE INVESTOR: Market rent appraisal of \$540 - \$560 per week. Council rates at \$924.98 nett half yearly. Water access charge of \$314.59 nett half yearly (tenant pays for consumption). 5 year median change in property values in Highfields is currently 49.5% (source: RP Data) - with lifestyle lots like this likely to strengthen as new land estates introduce smaller lots to the market. Briq Property is proud to present to the market 7 Palmer Drive, Highfields. To schedule your inspection, please contact Luke on 0413 400 567 or join us at the next open house.