

8 Birdwing Court, Withcott, Qld 4352

Residential Land For Sale

Friday, 17 May 2024

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Area: 3008 m2

Type: Residential Land



Paddy Ryan
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"Offers Over \$299,000"

This is a rare opportunity to buy a standalone flat block in the "Mariposa Pocket Estate," just a 10-minute drive from Toowoomba CBD. Seize the Opportunity with the First Homeowner's Grant Queenslanders now have an incredible opportunity with the doubling of the First Homeowner's Grant to \$30,000. This substantial financial boost can be utilised to secure your first home in Mariposa Pocket, applicable for new homes valued up to \$750,000, including the land.

Mariposa Pocket Highlights:

- **Acreage Block:** The block size is a generous 3008 sqm with ample space to build your dream home, complete with a shed, pool, and more.
- **Essential Services:** The block has town water, underground power, and NBN connectivity.
- **Thoughtful Design:** The estate features meticulously designed landscaping, a striking entry statement, and well-maintained footpaths, kerb, and channels within the community.

Convenient Location: Mariposa Pocket is ideally located near Withcott Village and just a 10-minute drive from Toowoomba CBD, ensuring all your needs are within easy reach. Enjoy proximity to:

- **Healthcare Services:** Medical facilities, pathology, chemists, and dental care.
- **Daily Essentials:** Supermarkets, a bakery, cafes, fast food outlets, and a hotel.
- **Other Amenities:** Fuel stations, hardware stores, hairdressers, etc.
- **Educational Facilities:** Located within the Centenary Heights State School catchment area and close to several prestigious private schools.
- **Recreational Options:** Access to parks, sporting grounds, and various facilities for an active lifestyle.

Discover Your New Lifestyle at Mariposa Pocket With its blend of rural tranquillity and modern convenience, Mariposa Pocket is the perfect place to call home. Don't miss your chance to be part of this vibrant community. Secure this allotment today and start planning your future in one of Queensland's most desirable new estates.

Council Rates: \$1260.00 per half-year
Water and Sewerage Rates: \$64.05 per Quarter