

**81 Langland Cct, Walloon, Qld 4306**



**House For Sale**

Wednesday, 15 May 2024

81 Langland Cct, Walloon, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Venita Daw

0733897177

## OFFERS OVER \$759,000

ALL INSPECTIONS STRICTLY BY APPOINTMENT ONLY The DAWN ESTATE in Walloon offers the best of relaxed, open and spacious country living with the convenience of Ipswich City practically on your door step. This 4 bedroom Executive style family home is situated in a growing family friendly community and offers stress free living and room for the modern family to grow and thrive. The property offers the additional bonus of ducted air conditioning so year round comfort can be enjoyed. SPECIAL FEATURES OF THIS HOME INCLUDE:

- 4 Generously sized bedrooms with plush pile carpet, crim safe screens, ceiling fans and built in robes – Main with walk in robe and ensuite complete with double vanity and double shower with separate private toilet.
- Open plan living/dining/kitchen – easy care tiled flooring, ceiling fans, screens.
- Chefs kitchen with caesarstone bench tops, ceramic glass cook top, under bench electric oven, stainless steel range hood and dishwasher and a delightfully spacious walk through Butlers' pantry.
- Media room.
- Main bathroom to service the homes comes complete with single vanity, deep soak tub and double shower.
- Separate internal built in laundry room and separate toilet.
- Double lock up garage with remote, internal and rear yard access.
- Fully fenced rear yard, water tank, single gate access.
- 10 minutes to the Amberley RAAF base.
- 10 minutes to West Moreton Anglican College.

Ipswich City Council Rates - \$530 per quarter approximately  
QUU Water Rates Notice - \$250 per quarter approximately plus extra for water consumption  
Current market rental appraisal - \$640-\$650/week  
Large spacious family homes like this are in strong demand in this area. Book your inspection today. **DISCLAIMER:** Whilst Shield Management has taken every care in the preparation of the information contained in this advertisement to ensure it is true and correct, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Any interested parties should make their own inquiries to verify the information contained in this advertisement. Property Code: 720