

**24 Westwood Crescent, Hatton Vale, QLD, 4341**



**Acreage Semi-rural For Sale**

Saturday, 10 August 2024

24 Westwood Crescent, Hatton Vale, QLD, 4341

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Acreage Semi-rural**

## Location is the Key to Real Estate. Elevated with Views

To enquire, please email or call 1300 815 051 and enter code 8129

Location is the Key to Real Estate. And here it is.

George and June proudly present to you our lovely home of 168 square meters of living area, Not including the outdoor living area of some 46 more of less square meters .

We have enjoyed living in the Fairways Estate for some years, now it is your turn.

Perfect location, country atmosphere overlooking the estate and out to the ranges on a gentle sloping FLOOD free selectively landscaped 4,161 square meter lot.

Perfect family home of brick veneer construction on concrete slab with colour bond roof .

32,500 litres of rain water tanks pressure fed to the house and gardens with the added advantage of trickle feed mains water.

WIFI solar battery security cameras that can be loaded to the cloud. Check on your homes surroundings from anywhere via the phone app.

5 kilowatt of solar supplying plenty of power and feed back to the grid. We haven't paid for electricity in over 7 years.

The house has LED lighting internally and externally keeping power usage down.

Environmentally friendly Super Treat Waste Treatment plant.

The lot is planted mostly with low maintenance native plants and shrubs to attract and protect natures fauna.

We have planted in such a way as to make it easy to operate around on a ride-on mower especially on a Zero steer.

Plenty of garden tap outlets installed using 32mm poly pipe to achieve better flow and pressured water.

Fully fenced lot to the house front with good side access to rear yard.

This area is growing at a remarkable rate offering excellent local shopping , doctors and dentists , hotels , bottle shops , Aldi , Woolworths , tyre and mechanical plus the mandatory Gym just a 10 minute drive , and of course our local IGA on the estate. Plus many more commercial lots being prepared as we speak.

Ipswich is a 30 kilometre drive to the east or Toowoomba 60 kilometres away to the west.

Several schools in the area such as Hatton Vale State School approx. 1.2 kilometre around the corner and the new Sophia College.

If you are looking for a comfortable family home in a new growth corridor then you need to call today to book your personal inspection .

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