

26 Mahogany Drive, Plainland, Qld 4341

House For Sale

Wednesday, 10 July 2024



26 Mahogany Drive, Plainland, Qld 4341

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4885 m2

Type: House



Shaun Lyall
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Brad Scott
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Motivated Seller will "Meet the Market!"

FINAL OFFER STAGE Tues 30th July 2024 at 6PM (QLD Time) online at www.openn.com.au This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below**: <https://youtu.be/sxyYtcefPZ4> To take an Online 3D Tour of this property, please click on the link below**: <https://my.matterport.com/show/?m=RMskRaF9aB7> To watch a Video on how to place an offer on this property 24/7, please click on link below**: <https://youtu.be/pJ1Pg8IfqKg?si=kHFUBD2qsl4j4eQb> To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**: <https://anz.openn.com/app/p/cq6a4vlstk1d43ngu350> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using.

Shaun Lyall would like to Welcome you to 26 Mahogany Drive, a stunning 4 bedroom family home located in the sought-after suburb of Plainland. This immaculate property offers not only a comfortable and modern living space but also the potential for dual living arrangements. With its prime location and ample features, this home is an ideal choice for growing families or those looking for additional rental income. Boasting 4 generously sized bedrooms, this home provides plenty of space for the whole family. The master bedroom features a luxurious ensuite, while the remaining bedrooms are serviced by a stylish main bathroom. All bedrooms are fitted with built-in wardrobes, providing ample storage for all your needs. The heart of the home is the open plan living, dining, and kitchen area, perfect for entertaining guests or spending quality time with family. The modern kitchen is equipped with stainless steel appliances, ample storage, and a breakfast bar. The spacious living area seamlessly flows onto the outdoor patio, creating a seamless indoor-outdoor living experience. Situated on a generous block, this home also offers a double garage and additional open car spaces, ensuring plenty of room for all your vehicles. The low-maintenance backyard provides a safe and secure space for children and pets to play, while still leaving room for a garden or outdoor entertaining area. Located in the family-friendly suburb of Plainland, this property is within close proximity to schools, parks, and local amenities. With easy access to the Warrego Highway, Brisbane and Toowoomba are just a short drive away, making commuting a breeze. Features you'll love:- Double brick with front rendered and tiled porch.- Raised ceilings.- Living areas on right side of house to take advantage of the mountain views.- Non-standard tiles and stone benches in kitchen, bathrooms and laundry.- Lockable security screens and windows.- Ducted air conditioning - including the garage. Potential to utilise as an additional living space.- Smeg dishwasher.- Additional downlights and power points throughout the house.- Ceiling fans in most rooms with remotes.- Alfresco is tiled and can be fully closed off with the outdoor blinds, one is removed.- Concrete paths surround the house.- A 5m x 2.5m shed is behind the house.- Solar powered black front gates.- Uninterrupted views of the mountains.- Long 75m concrete driveway which leads to the house and access to the back of the acre from both the right and left side of the house.- Magnificent views from the top of the hill and recent excavation to allow for a deck or viewing platform.- Two sandstone block retaining walls and lovely bird attracting trees around the perimeter of the house.- The house has boundary fencing on three sides and black steel fencing surrounds the house which keeps your pets and children close by.- The house has a 5kw solar system from Sunboost.- The house is plumbed to ensure that rainwater is collected and stored in a 30,000litre tank.- Trickle fed town water is also available. Enjoy the benefits of the Local Area which include:- Plainland Woolworths, Aldi, Bunnings, newsagency, doctors, Choice, dentist, café, and chemist are 3-4 klms.- Porters Hotel Plainland is your local haunt for great food and entertainment and runs a courtesy bus on weekends.- Local schools include Faith Lutheran (2 klms), Sofia's (4 klms), Laidley State School (10klms) and Saint Mary's (13 klms).- Gatton is 13 kilometres away and a larger township with a cultural centre, Coles, K-Mart, and many other shops and services.- Forest Hill is 8 klms away and has two lovely cafes and old hotels.- The Rail Trail can be accessed at Coominya (inland 21 klms) and offers a cycle track to Esk or towards Lowood and Fernvale in an easterly direction.- Ipswich is 30 minutes away and Brisbane one hour with easy travelling on dual motorways.- The beautiful town of Toowoomba is only 40 minutes away and offers an array of beautiful sights and services along with the Empire Theatre's great shows.

PROPERTY INFORMATION Lockyer City Council Rates: \$2,504* p.a. approx Lockyer City Water Rates: \$243* p.a. approx Currently Owner Occupied - So live in or lease out as an investment property Current Rental Appraisal: \$660* to \$730* per week approx Built: 2022** denotes approximate measurements Don't miss out on the opportunity to make this stunning property your new home. Contact us today to arrange a private inspection and secure your slice of Plainland paradise at 26 Mahogany Drive. A rare opportunity to purchase in an unbeatable location. For further information or to arrange a private inspection please contact your Plainland Area Expert Shaun Lyall or Brad Scott. Disclaimer: We have in preparing

this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly or have a compromised immune system.- Please practice social distancing at all inspections to help minimise the spread of COVID-19.