

**3 Morgan Street, Walloon, QLD, 4306**



**House For Sale**

Friday, 16 August 2024

3 Morgan Street, Walloon, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Megan Acutt

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## **ONLY ONE YEAR YOUNG!!!!**

What a fabulous opportunity for the astute buyer or investor out there in the market right now to own their very own brand-new home that is only 1 year old!

Air conditioning in Master & living area, stone bench tops, open plan living and covered entertainment area. Only a few of the benefits of this home.

The double lock up garage provides storage for the cars and internal access into the home add an extra bit of lux when juggling the kids or hauling shopping bags.

Three of the bedrooms are at the back of the home, all bedrooms enjoy ceiling fans and built in wardrobes.

A large open plan living and dining area join with the kitchen to enable family and friends to converse and interact whilst the chef is preparing meals. Electric cook top with under bench oven, island bench, bench space and storage - you can tick them off in this new kitchen.

The master bedroom has WIR and an ensuite.

Take away the hassles of building and enjoy this sparkling new home, not only with its guarantees and warranties but there is the added bonus for the investors where you can claim the depreciation for a few more years!

Tenants in place paying \$560pw.

Not only is this home within walking distance to the park, Phat Boyz restaurant, Childcare centre, Drakes supermarket, Walloon Saloon and the Walloon Primary. This property also has the convenience of the choice between the Warrego highway or the Cunningham highway to get you to your destination or even the electric commuter train to Ipswich and Brisbane.

To view, please come along to one of the scheduled open homes or call Megan Acutt from Ray White in Rosewood on 0488 773 001 to book your private inspection.