

# 396 Haigslea-Amberley Road, Walloon, Qld 4306



## House For Sale

Wednesday, 3 July 2024

396 Haigslea-Amberley Road, Walloon, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 1214 m2**

**Type: House**



Lisa Weatherhog

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## OFFERS OVER \$649,000

If you are looking for a modest, low set brick house where there is room for the boat, caravan, trailer and several cars, then you need to inspect this property TODAY! This well maintained, family home is conveniently located within walking distance to the main street of Walloon where there is an IGA Supermarket, Walloon Medical Centre and the Walloon Hotel. You are also within walking distance to the Walloon State School, Parklands and the Walloon Train Station. For anyone working in the defence force, the Amberley RAAF base is only a few minutes drive away! This home sits on a massive 1214sqm block and boasts three bedrooms, all with built-in wardrobes and ceiling fans, with the master bedroom having an air conditioner. You can sit comfortably in the air-conditioned living area that overlooks the huge front yard. The modern and functional kitchen is equipped with electric stove, oven and rangehood and also comes with ample cupboard space and a breakfast bench. Across the full length of the rear of the house, is a large undercover entertaining area which is perfect to enjoy outdoor living in all types of weather and you can also cook on your outdoor brick BBQ. Now lets talk about outside! A large powered shed and carports that you can fit your caravan, boat and a trailer in and still have room for cars! 2 water tanks for the lawns, solar hot water system and septic system, all on a fully fenced large block!! Seize this opportunity to live in a suburb where you can enjoy the rural backdrop but still have essential amenities just minutes from your front doorstep! THIS PROPERTY WON'T LAST LONG SO DON'T MISS OUT ON AN OPPORTUNITY TO VIEW IT! I look forward to meeting you at the advertised open home or please call me to make a time for a private inspection on 0477 022 982. FEATURES OF THE PROPERTY -> 3 bedrooms, all with built-in wardrobes and ceiling fans > Bathroom with shower over bath> Lounge room with ceiling fan and air-conditioner> Separate dining area> Separate internal laundry> Solar hot water system > Large undercover entertaining area> 2 x water tanks (5000ltr + 1000ltr)> 7.8m x 12m powered shed> Solar power> Council rates - \$458.00 per quarter approximately and subject to change DISCLAIMER: Orange Door Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accepts no responsibility and disclaims all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.