

**78 Wallace Street, Walloon, Qld 4306**



**House For Sale**

Wednesday, 10 July 2024

78 Wallace Street, Walloon, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Charles Kimmorley  
0477652889



Andrew Debattista  
0422896945

## FOR SALE

Situated on a generous 480m<sup>2</sup> allotment, this property offers an ideal combination of space, comfort, and functionality located in the highly sought-after area of Walloon. Upon entry, the seamless flow of the open floor plan welcomes you with an inviting ambiance. The strategic layout effortlessly connects the various living spaces, creating a sense of unity and openness. The four spacious bedrooms are fully carpeted, enhancing the comfort of each space. Each bedroom is thoughtfully equipped with its own built-in robes, ensuring ample storage for personal belongings while maintaining a sleek and uncluttered aesthetic, all while being serviced by the multiple split system air-conditioning units. To ensure cost efficient and green living, this residence offers a large 6.7kW solar system and LED downlights throughout. Each bedroom also is fitted with ceiling fans for added airflow and living comfort. Security doors are also fitted on all entry/exit doors to add to the home's security and to capture your backyard afternoon breeze. Prepare to be captivated by the master bedroom's beauty. The fully carpeted room fitted with a walk-in robe and private ensuite, this retreat offers abundant storage for your wardrobe and essentials and a testament to luxury living. With a large vanity and a generously sized shower, the ensuite provides a pampering experience that sets a new standard of comfort and elegance. The open-plan kitchen stands as the heart of the home, fitted with top-of-the-line appliances that elevate your culinary endeavors. A 900mm gas cooktop and oven take centre stage, complimented by a dishwasher for effortless clean-up. Stone bench-tops provide ample workspace, while an abundance of storage ensures every kitchen gadget finds its place. Designed with the most discerning families in mind, this home features a separate living area/media room. These spacious zones cater to various needs, from family gatherings to more intimate moments, ensuring there's always a comfortable space for everyone. The main bathroom is a sanctuary of relaxation, featuring a bathtub for indulgent soaks, stone bench-tops for an elegant touch, and a shower for your convenience. Step outside to discover the outdoor undercover alfresco area, where you can seamlessly blend indoor and outdoor living. This space invites you to savor fresh air and natural surroundings, creating a haven for entertaining or relaxation. This amazing executive family home is located in a prime position within the totally planned and manicured 'Waterlea Dawn' development in Walloon, Queensland on a 481m<sup>2</sup> allotment. For the Savvy Investor Rental Income Guide: \$550 - \$580 per week Your dream family home is located within easy walking distance of the Walloon State School, Shops and all the services associated with the Walloon Township including the IGA Shopping Development, Phat Boy Smokehouse and Kitchen plus the electric Rail Station to Ipswich and Brisbane. You also have easy access to the Rosewood State Primary and Rosewood State High School as well as St Brigid's Catholic Private Primary School and West Moreton Anglican College (Pre-School to Year 12) and only a short five minute drive to RAAF Base, Amberley, and 15 minutes to Ipswich or 45 minutes to Brisbane. Don't be disappointed, call me now - I'm waiting for your call. Listing Agent: Charles Kimmorley & Andrew Debattista Disclaimer: Disclaimer: NGU Real Estate Ripley | TKG has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim 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.