

**17 Wodonga Drive, Widgee, QLD, 4570**



**Land For Sale**

Friday, 16 August 2024

17 Wodonga Drive, Widgee, QLD, 4570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Land**



Ian Partington

0754826444

## **New Home on acreage - UNDER \$650,000!**

Situated in Gympie's NEWEST acreage subdivisions is this new home and land package.

A lowset 4 brm brick ensuite home with double garage, alfresco, walk-in robe, walk-in linen and walk-in pantry.

Located on a quiet culdesac road in gently rolling farmland with nice views to the ranges around Widgee, you are just 2 minutes drive from Widgee's local shop and 25 mins from Gympie Southside Shopping Centre and Southside School.

The 2.5 acre (1 ha) property gently slopes up from the road giving it a nice view of the ranges and easy access even with the biggest boat or RV.

The home is to be built by a well recognised and respected builder with 2 display homes for you to inspect and ensure you are building with a quality builder at the right price!

Featuring open plan living with ensuite, walkin pantry, walkin linen and walkin wardrobe off main bedroom plus a alfresco. Why choose between size and style when you can have both?

Package price includes a "rural pack" - 2x 22,500 litre poly water tanks + Taylex sewage waste system - supplied by local company. Installed by the builder.

- \* HIA fixed price building contract
- \* 7 year structural warranty
- \* Ceiling fans to all bedrooms and alfresco
- \* Fujitsu reverse cycle split AC to living room
- \* Flyscreens to all windows and doors
- \* All floor coverings throughout - choice of tiles or carpet
- \* 20mm stone benchtops throughout
- \* LED downlights throughout and blinds to all doors and windows
- \* NBN Connection including 1 data point
- \* Digital TV Antenna & telephone point to living area
- \* All council and insurance fees, building approvals fees, engineers soil test & contour survey
- \* Kordon Termite treatment (10yr guarantee)
- \* BEKO dishwasher and BEKO appliances in kitchen. Overhead cupboards.
- \* Colourbond roof, panel lift garage door and electric heat pump hot water system
- \* Exposed agg concrete alfresco & porch entry

### **THE LAND**

"Brigadoon Estate" - Widgee

Features: Magic views to the Widgee Ranges, VERY gently sloping quality farmland ideal for the buyer with caravan, boat or RV.

Area: 10,000m<sup>2</sup> - all useable

Call Ian Partington on 0407 746280 - 7 days

Established in 1839, Elders Real Estate Australia boasts a legacy spanning 185 years. With a rich history of excellence and a track record of success, we pride ourselves on our award-winning agency profile, which showcases over a century of combined experience in assisting our valued clients.

Our team is dedicated to delivering unparalleled service, leveraging our extensive knowledge and expertise to meet the unique needs of each individual we serve. Whether you're selling, buying, or investing in real estate, you can trust in our

time tested tradition of professionalism, integrity, and results.