

1 Colinton Street, Braemore, Qld 4313

 buymyplace

Residential Land For Sale

Thursday, 4 July 2024

1 Colinton Street, Braemore, Qld 4313

Area: 4046 m²

Type: Residential Land



buymy place
1300289697

\$365,000

Phone Enquiry ID: 227110BRAEMORE Estate Qld (The Valley Of Lakes) Situated within "The SOMERSET REGION District". A Place To Call Paradise....., Residential Rural, Cleared Park-like land, 1 full Acre, at end of tarred road in a quite Cul De Sac, with natural windbreak embankment, fully fenced, two gates. (Front and rear Side) Has a new, Huge 120 sqm Council Approved American Barn (5.8m High x 12m wide X 9m Depth) on Engineered Slab, Fully Insulated (roof and walls) with 3 x whirlybird roof vents. Staircase leads to Second Storey 12 sqm Mezzanine Floor and opening Sky-Window. Has Side and Rear doors (with industrial grade, Auto Door Closer) Leaf Gutter Guard, and Digital Antenna. It also has 2 x genuine Goose Neck Barn Lights (embossed "USA-BARN-LIGHT") fitted to front and side of barn. Full 4-sided Concrete Walkway around barn, extends into 17m long driveway connecting to tarred road, with stormwater pipe bridge. (I spared no expense building this barn) Included is a 10 sqm Stratco Shed, on a raised concrete slab with concrete front doorstep. Has twin windows with blinds, Linoleum flooring, Whirlybird roof vent, Leaf Gutter Guard and a 1,000-liter water tank on slab with twin taps. (Property has a small seasonal Dam at rear of property (which can be easily closed to make it a permanent Dam) Also has a Wood-Look Outhouse, on a concrete slab, which can be used for general storage or a Compost W.C. etc, etc. Please Note: The Listed Pictures Were Taken During Different Periods Of Construction. The American Barn Build Completion Date was approx 01/2023 and comes with a Form 16 Council Inspection Certificate for The American Barn, Concrete Slab Driveway, and Stormwater Pipe Bridge (THIS IS A PRIVATE SALE) Includes Soil Test Certificate for Building Foundations and Soil Test Certificate for Sewerage (with a Sewerage Septic Map Design) Electrical Power Pole is at front of Property (easy short connection to barn) Property has fresh underground water for a Bore. Has Nice views, Nice position. Toogoolawah Shops only 4ks away. Australia Postal and Woolworths Home delivery to address and has School Bus Stops. There is no Mortgage or Finance on this property. (Council Land Rates \$818 x 6 monthly total annual \$1,636) Due to the property's position and surrounding landscape, it has a 10 Acre feel to it. Land is zoned Rural Residential, and in regard to building a Class 1A Residential Livable Dwelling....., There are no Bal Building Restrictions (Bushfire Attack Level) There are no flood building restrictions There are no minimum building size restrictions There are no building facade restrictions Choice Of Airports, Property Positioned directly midway between Brisbane and Sunshine Coast Airports. Distance: 17 Mins / 23 ks North of Esk Distance: 40 Mins / 52 ks West of Woodford Distance: 60 Mins / 87 ks North of Ipswich Distance: 76 Mins / 102 ks North East of Toowoomba Distance: 83Mins / 104 Ks East of Caloundra (Sunshine Coast) Distance: 90 Mins / 124 Ks North West of Brisbane