

**5 Walnut Crescent, Lowood, QLD, 4311**



**House For Sale**

Wednesday, 13 November 2024

5 Walnut Crescent, Lowood, QLD, 4311

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## SPACIOUS HOME ON A LARGE BLOCK IN A BOOMING AREA

With an expected population growth of 46% by 2036, the Somerset Region is certainly an area to be shopping in, whether you're looking for an investment property or a place to call your own. Located within walking distance of the Lowood Golf Club & the Lowood CBD, this spacious home on a generous 801m2 block offers peace, privacy and plenty of room, either just for you, or the whole family.

Offering 3 great sized bedrooms, with the master bedroom being finished with air-conditioning, a walk-in closet and private en-suite, there is enough space here for the growing family, but not too much space for a single or couple to take care of. Both of the other 2 bedrooms have built-in robes and ceiling fans and there are fly screens and security doors throughout the whole property.

Thanks to the 801m2 block and easy access down either side, this would be the perfect property for someone looking to have a big shed, in-ground swimming pool, or even those investors looking for a dual occupancy property - this could suit a granny flat! (STCA). This spacious yard would also be great for those with kids and/or pets, looking for room for them to stretch their legs.

Lowood is an area that has continued to increase in popularity and it's easy to see why - with all the important amenities located in town and all the extras are only a short drive! With it taking you 12 minutes\* to get to Fernvale, or 31 minutes\* to get to Ipswich, all that additional shopping and services are only a stone through away!

This property is currently leased until April 2025 to a wonderful tenant, occupancy beforehand may be able to be negotiated. Northwood Estate is currently being constructed beside this existing estate, as well as many other developments in the immediate area - these are large home sites and expected to sell for a premium price which is great news for existing residences.

In brief:

- 3 bedroom, 2 bathroom, 2 car garage
- Master bedroom with air con, walk in robe and ensuite
- Other 2 bedrooms with built-in robes
- Living area, dining area, sitting area
- Covered patio, under house roof, overlooking yard
- 801m2 block, clear access down either side to the backyard
- Plenty of space for a shed and/or pool
- May suit granny flat, subject to council approval
- Leased until April 2025 - appraised @ \$550 p/wk
- Walk to Lowood Golf Course & the Lowood CBD
- Short drive to Lowood High & State School
- 12 minutes\* to Fernvale & 31 minutes\* to Ipswich

\* approximately