

Steel 19: IP Specifications

Fixed Price - Full Turnkey

Highland Estate - Walloon (Investors)

264 Taylors Road Walloon QLD 4306



\$827,600

The Estate Highland Walloon is a master planned community in excess of 900 lots with traditional-styled larger lots that, although elevated, will offer flat and retained homesites. Walloon town is well placed to benefit from major infrastructure developments within South-East Queensland. Its location gives proximity to Toowoomba and Wellcamp Airport, Ipswich City, Gold Coast and Brisbane CBD. Australia's largest freight rail infrastructure project, the 1600 km Brisbane to Melbourne inland rail passing through Lockyer Valley, Toowoomba, and Scenic Rim, is well underway and scheduled for completion by 2027 as one of the major Federal projects. Great local educational facilities Within the greater 4306 postcode region there are 23 educational facilities ranging from prep to high school providing a remarkable array of options for

LAND PRICE \$400,000	LAND SIZE M ² 375.0
BUILD PRICE \$427,600	BUILD SIZE M ² 180.02
LAND REGISTRATION Estimated February 27	EST. RENTAL RETURN P/W \$750/\$800

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FLOOR PLAN

SINGLE DWELLING

Total Area

180.02 m²

4

2

2

The floor plan shows a rectangular building layout. At the top left is an 'Alfresco' area (3.4 x 2.1) adjacent to a 'L'dry' (laundry) room. The central part of the house contains a 'Family' room (5.2 x 2.9), a 'Dining' room (5.2 x 2.4), and a 'Kitchen' (4.1 x 2.7) with a breakfast nook. To the right of the central living areas are three bedrooms: 'Bed 1' (3.5 x 3.8), 'Bed 2' (3.0 x 3.0), and 'Bed 3' (3.0 x 3.0). 'Bed 1' has an 'Ensuite' bathroom and a 'Robe'. 'Bed 2' and 'Bed 3' also have 'Robes'. A central 'Wip' (wardrobe) and a 'Study Nook' are located near the kitchen. At the bottom left is a 'Bath' and 'Bed 4' (2.7 x 3.0). An 'Entry' leads to a 'Porch' (1.4 x 1.5) at the bottom. A 'Double Garage' (5.5 x 5.5) is attached to the right side of the house, with a 'Urn' and 'Robe' nearby. Various other rooms and storage areas are indicated with small icons and labels.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

02-10-2025