

Copper 21: Owner Occupier Only

Fixed Price - Full Turnkey

Highland Estate - Walloon (Owner Occupiers Only)

237 Proposed Road Walloon QLD 4306



\$915,600

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 \$476,000	LAND SIZE M ² 529.0
BUILD PRICE \$439,600	BUILD SIZE M ² 197.08
LAND REGISTRATION October 2025	EST. RENTAL RETURN P/W \$750/\$850

SYED JAFAR
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FLOOR PLAN

SINGLE DWELLING

Total Area 197.08 m²



4



2



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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.