

30 John St, Walloon, QLD 4306

Sold - \$695,000

House 4  2  2 



## CALLING ALL INVESTORS!!

- NEAR NEW MODERN BRICK HOME
- 375M2 FULLY FENCED
- 4 BEDROOMS, 2 BATHROOMS
- DOUBLE LOCK-UP GARAGE
- OPEN PLAN LIVING
- COVERED OUTDOOR PATIO
- AIR-CONDITIONING AND FANS THROUGHOUT
- NESTLED IN THE DAWN ESTATE
- EASY ACCESS TO THE CUNNINGHAM & WARREGO HWYS
- APPROXIMATELY 40 MINUTE DRIVE TO BRISBANE CBD
- JUST OVER 15 MINUTE DRIVE TO IPSWICH CITY
- APPROXIMATELY 50 MINUTE DRIVE TO TOWOOMBA
- WALLOON TRAIN STATION WITHIN WALKING DISTANCE

**Open for Inspection**

By Appointment.

Welcome to 30 John Street, a beautifully designed home built in 2023 that is nestled in the popular Dawn Estate. Offering a fantastic opportunity for both homebuyers and investors, this property is currently tenanted-making it an ideal addition to your investment portfolio from day one.

This modern 4-bedroom, 2-bathroom home sits on a 375sqm block and offers 176sqm of stylish, light-filled living space. The open plan kitchen, dining, and living area flows effortlessly to a covered outdoor patio - perfect for entertaining or unwinding after a long day.

The master bedroom features a walk-in robe, ensuite, and air-conditioning, while the additional bedrooms are equipped with mirrored built-in robes and ceiling fans. A modern kitchen provides ample storage and functionality, complemented by a well-appointed family bathroom.

The home also includes a fully fenced backyard, double remote garage with internal access, and an internal laundry. Located in the growing Dawn Estate, you're just a short drive from the Walloon town centre, train station, and local primary school.

Perfectly positioned for convenience and lifestyle, this home offers exceptional connectivity to major hubs and amenities. Enjoy a smooth commute with the Warrego and Cunningham Highways both easily accessible, placing you just 40 minutes from Brisbane CBD, about 50 minutes from Toowoomba CBD, and just

### Listed By

Glenn Ball  
Phone: (07 ) 3281 3800  
Mobile: 0432 822 457

