

77 Williams Street West West, Coalfalls, QLD 4305

Sold - \$300,000

Residential Land



QUARTER ACRE. VACANT LAND. ESTABLISHED SUBURB. 4 MINS TO CBD

Imagine your own custom designed and built home in our prestigious suburb of Coalfalls.

Whether you're a savvy investor or a family looking to build, this block of land provides a unique opportunity to create something truly special with the Bremer River Canoe Trail as your backdrop.

This is the perfect location where it is all about fishing and running the canoes on the weekends for the kind of lifestyle that feels like a million miles away from the world that is, in reality, just a heartbeat away.

Whether you're a savvy investor or a family looking to build, this block of land provides a unique opportunity to create something truly special.

Your established neighbours embrace a mix of elegant Original Queenslanders, post war homes and highset and lowset. The streetscape is very leafy with old growth trees as part of your everyday . Walk to the end of the street for the parklands and launch area for water craft.

77 WILLIAMS STREET WEST, COALFALLS - ONLY 2.4KM AND 4 MINS DRIVE TIME TO CBD IPSWICH.

1,135M2 : Registered Lot 4, SP 174950, Ipswich City Council.

Virgin land no existing building. Water and sewage are connected to the site. The power pole is in place!

NORTHERN BOUNDARY: 19.9 METRES IN TOTAL (APPROX).

SOUTHERN BOUNDARY: 19.9 METRES IN TOTAL (APPROX) ACCESS DRIVE IS 3 METRES.

WESTERN BOUNDARY: 51.75 METRES IN TOTAL (APPROX).

EASTERN BOUNDARY: 78 METRES IN TOTAL (APPROX).

2011 and 2022 experienced some rising river water to the rear of the block. Your build design will take this into consideration.

<https://maps.ipswich.qld.gov.au/weave/HistoricalFloodMap.html>

ICC rates - \$191.25 per quarter approx.

Urban Utilities - \$247.05 per quarter approx.

Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

