

90-114 Caledonian Rd, Mount Marrow, QLD 4306

OFFERS OVER \$7,000,000

House 6 4 8



16.14 HA WESTERN GROWTH CORRIDOR

90-114 Caledonian Road, Mount Marrow is zoned Emerging Communities and is located across the road from the Dawn Estate development at Walloon and neighbors of the Windmill Estates development in Mount Marrow, congratulations.

Open for Inspection

By Appointment.

The original 3 bed 2 bath home was built approx. 1988 and the rental appraisal \$850 - \$900 per week.

The second dwelling, 3 bed 2 bath 2 garage low set brick, was built in 2019 with an updated rental appraisal \$800 - \$850 per week.

Make your mark on Ipswich's Western Growth Corridor.

Land, Lifestyle & Rural Appeal

- Approximately 39.88 acres 16.14 hectares
- 2 dwellings on the property
- Zoned Emerging Communities
- Road Frontage approx. 250.4m
- Side boundary approx. 632m
- Flood Free in 1974, 2011 & 2022
- Town water.
- Septic
- Combined estimated rental return \$1,650 - \$1,750 per week
- Council Rates \$1,011.45 per quarter
- Water Rates \$283.19 approx. per quarter
- L1 RP 210196

LOCATION & CONNECTIVITY

- Ipswich CBD approx. 15 km
- Proposed King's Christian College Campus approx. 1.2km
- Rosewood Township approx. 7.5km
- West Merston Anglican College approx. 8.9km

Listed By

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