



# FIXED PRICE, FULL TURNKEY HOUSE & LAND PACKAGE

LOT 68, WALLACE STREET, 'WATERLEA' WALLOON

**\$399,900 OXLEY 201 – Foundation**



Located in the picturesque and luscious Walloon region in Ipswich, this home and land package is the perfect investment opportunity offering premium inclusions and a fixed price, turnkey solution.

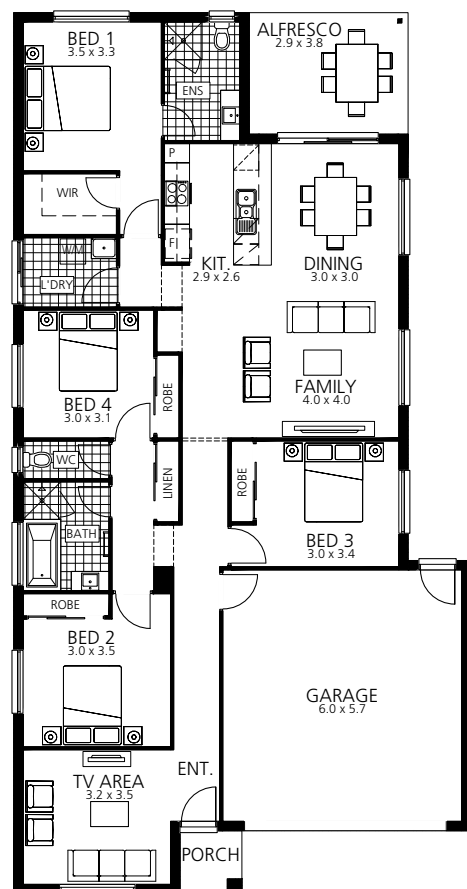
## Inclusions:

- Tile roof
- Stone benchtops to kitchen and bathroom vanities
- European stainless steel appliances
- Roller blinds and floor coverings throughout – excluding garage
- Air-conditioning to main living area & master bedroom
- Half render to front façade
- Exposed aggregate driveway & pathways
- Landscaping to front & rear
- Fencing to sides & rear
- Letterbox & clothesline
- All council fees & site connections

## Tenant Ready Turnkey Package

- 2 year Rental Guarantee
- 12 month Landlord Protection Insurance
- 12 month Investor Front Lawn & Garden Care

AREA	MEASUREMENT (M <sup>2</sup> )
LIVING	150.76
PORCH	2.22
ALFRESCO	10.99
GARAGE	37.15
TOTAL AREA	201.12
LAND SIZE	450.00



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