



699-701 Boundary Street, GLENVALE, QLD 4350

A Dual Residency, Dual Income Unique Acreage Property Package on 6054m²

Calling All Home Buyers and Investors alike! This Substantial Property is in a Blue Chip location offering the advantage of a large generous corner allotment is a great Investment Opportunity. Providing the best of both worlds, it offers the options of living in the main Boundary Street residence and receiving the Rental Investment Returns on the number 1 Panorama Drive portion of the Property currently rented and returning \$400.00 per week. The main residence is currently vacant for your occupancy, or it can be rented out for \$420 per week, equating to a total weekly rent return of approximately \$820 per week. Rental Increase becomes available in October 2026.

Set on One Title, and though not subdividable currently, the property may represent a prospect for subdivision in the future, subject to council approval.

The 699 Boundary St Main Residence represents a unique boutique Brick & Blue Stone built home with very likable character and style. It offers a spacious air- conditioned open plan kitchen dining and living room with classic fireplace, one family bathroom, a separate family of rumpus room, 3 or 4 bedrooms or an office as the 4th bedroom, a downstairs utility room or workshop, two separate single lock up garages, three carport spaces and an attached garden shed.

TYPE: For Sale

INTERNET ID: 300P191295

SALE DETAILS

**Interest Above
\$899,000**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**
202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

The contemporary kitchen features an up right electric oven and plenty of bench and cupboard storage space. Other features of the home include the polished pine timber flooring, exposed timber ceiling beams, built in fireplace, step up to the unique family or rumpus room area and downstairs to the utility or workshop area beneath, both of which are great spaces to use for your choice of hobby or activity.

The 1 Panorama Drive Facilities found behind the large hardwood timber privacy fence includes a fully self- contained residence fitted out within a 12m x 9m colourbond shed providing a combined air-conditioned kitchen dining and living area, a large combined bathroom and laundry, one large built in bedroom, a large office or multipurpose area, a former single remote control lock up garage, and an additional storage bay/workshop also single garage in size. A large covered rear outdoor entertaining area, an attached single side shade cloth carport plus a spa bath nook complete this facility, all of which is displayed and best explained on the 1 Panorama Floor plan, for your convenience.

A good 6 x 9 m colourbond steel stud frame shed is located at the rear northern side of the property. It has three roller door access and one personal door. Substantial hardstand areas are established in front of both this shed and the residential facility. Excellent double gate vehicle access off Panorama Drive, plus an additional lower gate access point makes access to the property easy and convenient for larger vehicles suitable for home business activity or the tradie.

Town Water is connected and each residence has a 5000 gallon poly rainwater tank.

Rates 1486.59 per half year

Water Access \$397.27

Internet Access: It has reliable NBN Fibre to the Node and 5G mobile coverage.

School Catchment: The property is within the catchment of Glenvale State School and Harristown State High School. And two respective Glenvale Christian Schools, and Child Care Centres are very close by.

Coles Shopping Centre, Glenvale, Clifford Gardens Shopping Centre, and Bunnings are all just a few minutes drive away.

The property has a variety of young and established fruit trees including a Mulberry, Banana, Mango, Orange, Lemon Lime, Custard Apple, Pomegranate, Guarva, Mandarin, Feijoa, and more.

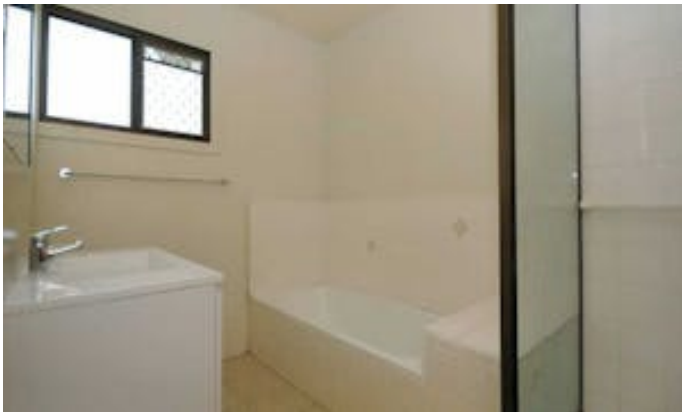
Please attend one of my scheduled Open for Inspections, or call the Agent Murray Troy 0400 772 210 to arrange a private inspection.

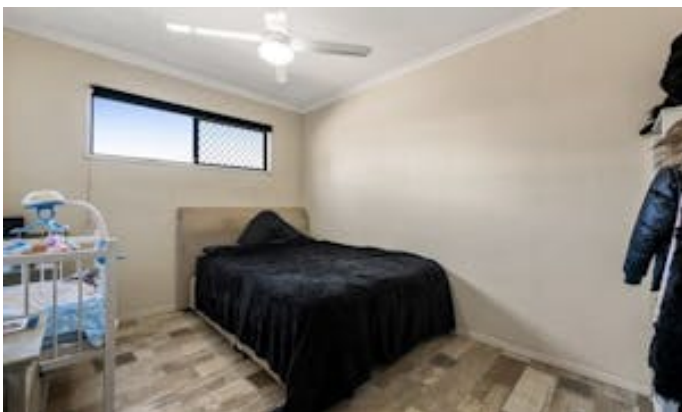
Please remember that at least 48 Hours notice is required to be provided to the Tenants for viewing of the 1 Panorama Drive facilities.

Other features: Close to Schools, Close to Shops

- Land Area 6,054.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 5 car garage
- 4 car carport









699 Boundary Street, Glenvale



1 Panorama Drive, Glenvale





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Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by **SK MEDIA**





1 Panorama Drive, Glenvale

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