

LION LAND MARKETING

Central Park Estate Laidley Qld.



Coolabah Court, Laidley Qld.

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1300 138 185

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Fully Serviced Blocks with room to move

Central Park Estate Laidley offers you large blocks from 894m² to 2,025m² from only \$79,900.

These blocks are Fully Serviced Blocks including sewerage, electricity and full pressure town water.

Don't be cooped up on a tiny suburban block with no space between you and your neighbour.

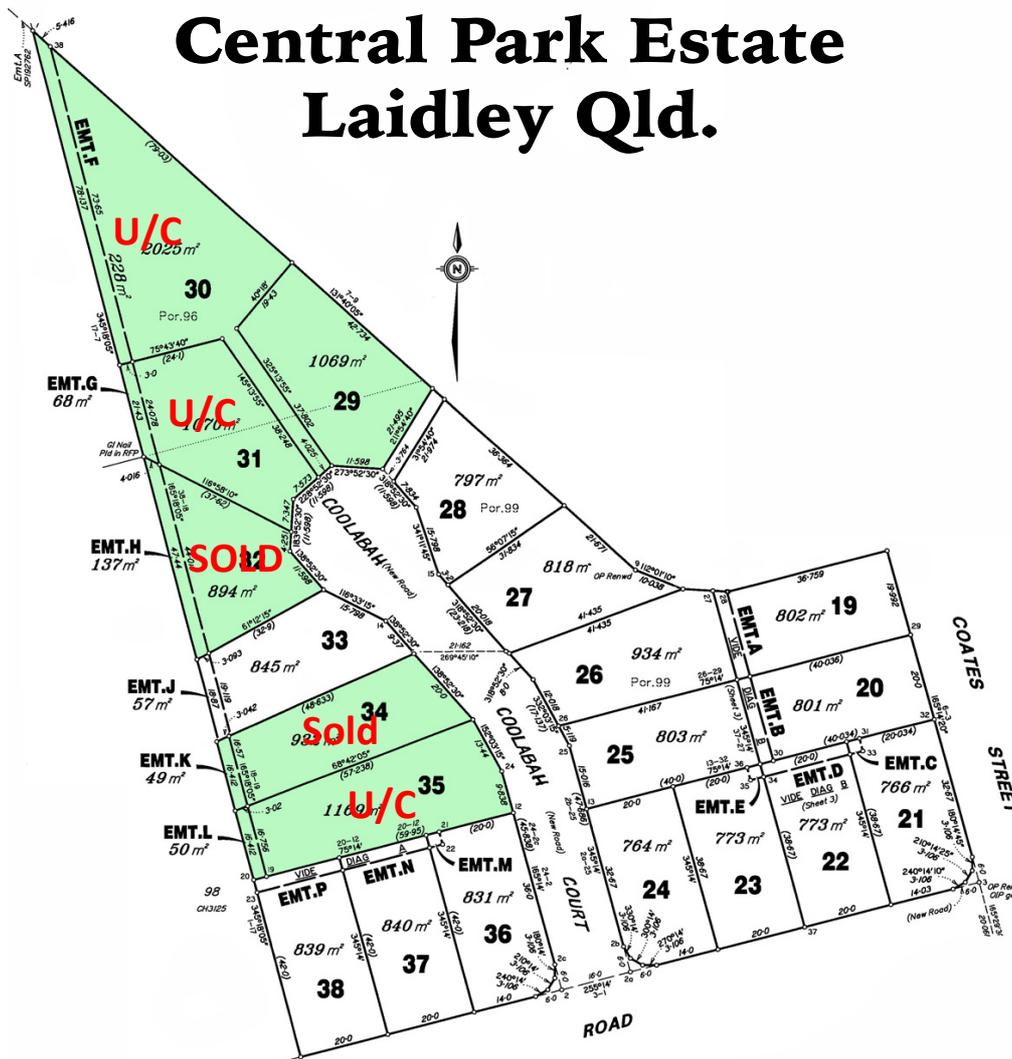
These blocks are situated in a quiet cul-de-sac and are surrounded by modern mostly brick style homes, suitable for first home owners or investors who want enough room for a shed.

Imagine living close enough to all the amenities that Laidley, Plainland, Gatton and Ipswich have to offer but enjoying a tranquil and relaxing rural lifestyle with plenty of room to move on your own block of land. Your family will love the open space and fresh air in Central Park. When you live here, you can enjoy playing with your family in your own back yard. From here you are within commuting distance to Ipswich CBD, Brisbane CBD or Toowoomba.

The blocks are flood free and are close to Laidley CBD and shops, and walking distance to the local high school, recreational grounds and hospital and 10 minutes to Plainland currently with Woolworths and shops with Bunnings coming this year and ALDI soon.

Secure your block now with a \$1,000.00 initial deposit.

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Lot	Area	Price	Status
29	1,069m2	\$89,950	Available
30	2,025m2	\$105,000	U/C
31	1,070m2	\$98,000	U/C
32	894m2	\$89,900	SOLD
34	932m2	\$96,000	SOLD
35	1,169m2	\$99,900	U/C

This Land is Registered and ready to build on



Estate Location:

Coolabah Court Laidley

Paisley park Early Learning Centre: about 1km*

Bus Stop 539: about 1.4km.*

Narda lagoon Laidley: about 1.5km*

Laidley State High School: about 1.7Km*

Laidley Pioneer Village & Museum: about 1.7km*

Laidley Hospital: about 1.8km*

Saint Mary's Catholic Primary School: about 2km*

Laidley Shopping District: about 2.2km*

Laidley Recreational reserve: about 2,2km*

Laidley District State School: about 3km*

Laidley Golf Course: 4.5km*

Lake Dyer: about 4km*

Plainland Shopping District: about 11Km*

The University of Qld Gatton: about 15.4km*

Gatton Shopping District: about 20.7km*

Ipswich CBD 42km*

Lake Wivenhoe: about 48km*

Toowoomba Air Port: about 63km*

Brisbane CBD: about 80km*

Brisbane Airport: about 95km*

Gold Coast: about 138km*

Caloundra Sunshine Coast: about 175km*

Please note: (*Information supplied by Google Maps)

Please note: Details, including pricing are subject to change without notice.

Every reasonable effort has been made to ensure the information in this price list is accurate. Lion Realty or the Developer accepts no liability or responsibility for any errors or omissions occurring in or from this price list.

Intention To Purchase

Date: _____

Property: Central Park Estate Laidley, Lot: __ __ __, Purchase Price: _____

I / we understand that the purpose of this intention to purchase is to formalise our intention to purchase the above mentioned property and I / we have **3** days to undertake Due Diligence and that I / we need to update Lion Realty when called upon of my / our progress, failing to do so may cancel the hold on the above mentioned property. Also to sign a formal contract within **2** days of contracts being made available.

The Deposit Monies need to be deposited into:

Account Name: Klaus R. Ferck Trading as Lion Realty Trust Account

ANZ Bank: BSB: 014 699, Acc: 2023 63408, **Ref,** Is the Lot Number, then please email me a Receipt

Buyer Details (Please fill in full names including middle names)

Name's: _____

Name's: _____

Address: _____

Phone _____ Mob: _____

Email: _____

Solicitor: _____

Address: _____

Phone: _____ Email: _____

1. Do you require Finance?: Yes or No - generally it is 21 Days for finance approval or _____

2. Do you have pre-approval for finance? Yes or No.

3. Can we help you with finance, we have very good finance people working with us? Yes or No

4. Would the contract be subject to Foreign Investment Review Board approval?: Yes or No

5. The Initial Deposit is \$1,000. plus a Balance of Deposit \$3,000.00 Finance approval.

6. Settlement time, is generally 14 days from finance approval or do you need longer? _____

7. Do you need any Other Conditions? _____

8. If you don't have a solicitor. Tiresa Divitini will give you a discount and will help you M: 0456 011 961

9. Do you need help with anything else? _____

This 'Intention To Purchase' is not a contract to purchase, only an expressed intent to Purchase.

This 'Intention To Purchase' is not a Trust Account Receipt. A Trust Account Receipt Will Be Issued When the Deposit is deposited into the Above Trust Account.

You may terminate this letter at any time prior to entering into a formal contract. Termination prior to entering into a formal contract will result in a full refund of all monies held.

I/we understand that this letter will be deemed invalid once I/we have entered into a formal contract to purchase.

_____ Date...../...../.....

Purchaser

Witness

Selling Agent Details

Lion Realty, Postal Address: 31 Sirocco Street, Jamboree Heights Qld. 4074

Phone, M: 0409 496 066, Ph: 07 3279 7718 Email: klaus@lionrealty.com.au

LION LAND MARKETING

LION
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Klaus Ferck

The Trusted Name In Property For Over 30 Years
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www.Lionlandmarketing.com.au

Finance Consultants:

Ian Birtles-Crute
Yellow Brick Road - Browns
Plains

“With decades of experience in the finance industry behind me, I can confidently deliver a very wide range of services to help our clients achieve their dreams.

M: 0402174995
E: Ian.Birtles-Crute@ybr.com.au



BOQ

Elena Girgenti
Branch Manager, BOQ
t: 07 3410 2100 | f: 07 3410 2111
e: elena.girgenti@boq.com.au | boq.com.au

Solicitors:
Stellar Conveyancing
Tiresa Divitini



The fees for a purchase are \$880.00. I offer Lion Realty clients a discount of \$75.00, bringing it down to \$805.00 plus disbursements and searches.

I servicing the whole of the Brisbane area. I am happy to help clients after hours and on week-ends and to come to them if required.

M: 0456 011 961
E: tiresa@stellarconveyancing.com.au

Alistair Macintosh
Franchise Principal &
Finance Broker



Experienced lender with over 20 years working within the banking and finance sector.

M: 0407 033 143
Email: alistair_macintosh@rams.com.au