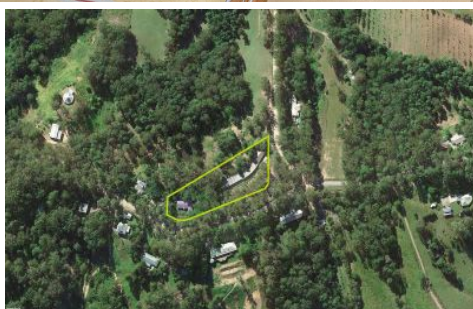


# AMBER WERCHON

PROPERTY · PEOPLE



## 322 Upper Landershute Road Landers Shoot QLD

4 2 2

Amber Werchon Property presents to the market 322 Upper Landershute Road, Landers Shoot; this amazing, private and picturesque 2.5-acre parcel of land in a whisper-quiet semi-rural pocket of Palmwoods, approximately 5 minutes' drive to town, offers elegant family living in a classy Dwyer-built home, as well as a passive income from existing infrastructure on property.

The home itself has easy-care living across one expansive level, and is complete with gracious entry foyer, four bedrooms, two bathrooms both with separate shower and baths, central kitchen with double pantry, two separate living areas flowing out to alfresco entertaining, separate laundry, inground pool\*, and double lock-up garage plus abundant onsite parking.

With large windows to showcase the glorious landscaped

**Price** : Offers over \$1,300,000  
**Land Size** : 10000 sqm  
**View** : <https://www.amberwerchon.com.au/8029278>



**Dan Lal**  
07 5430 0888



**Kerry-Anne Crowley**  
07 5430 0888

<https://www.amberwerchon.com.au>



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

GARAGE	: 250.24m <sup>2</sup>
PORCH	: 8.55m <sup>2</sup>
PATIO	: 40.28m <sup>2</sup>
TOTAL	: 299.07m <sup>2</sup>

### 322 Upper Landershute

### OUTBUILDINGS



### 322 Upper Landershute Road, LANDERS SHOOT

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor Plan by: RealEstateFloorPlans.com.au



INTERNAL:	690m <sup>2</sup>
EXTERNAL:	140m <sup>2</sup>
TOTAL:	830m <sup>2</sup>

