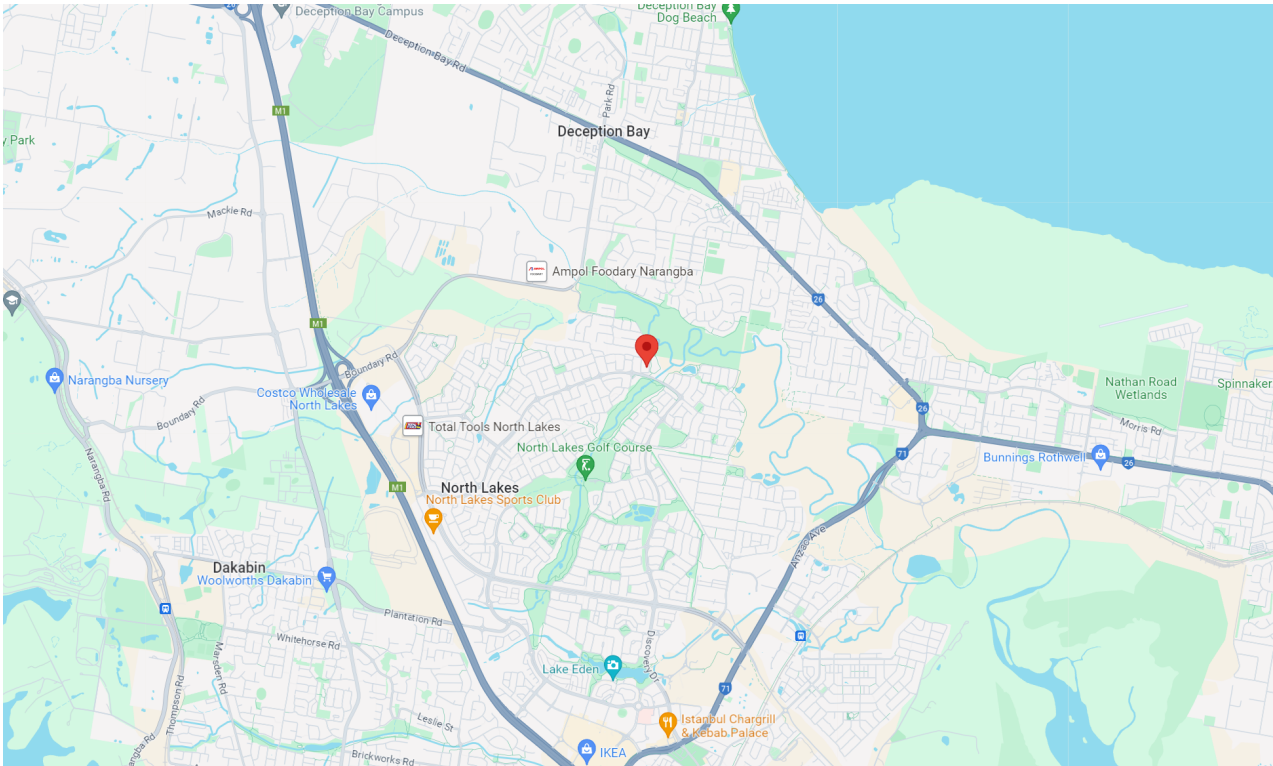


Property Photo



Map



Property Summary

18 Wallaroo Circuit North Lakes QLD 4509

4

2

2

640m²

427m²

Property Type

House

Development Zone

General Residential

Year Built

2007

Last Sold on 24 Jul 2023 for \$1,320,000

Normal Sale

Settlement Date

23 Aug 2023

Sold By

Gower Property Group

Land Use

Single Unit Dwelling

Issue Date

Sep 23

Household Information

Owner Information

No ownership information available

Current Tenure

5 months•and•2 days•ago

Owner Type

Owner Occupied

Marketing Contacts

Name

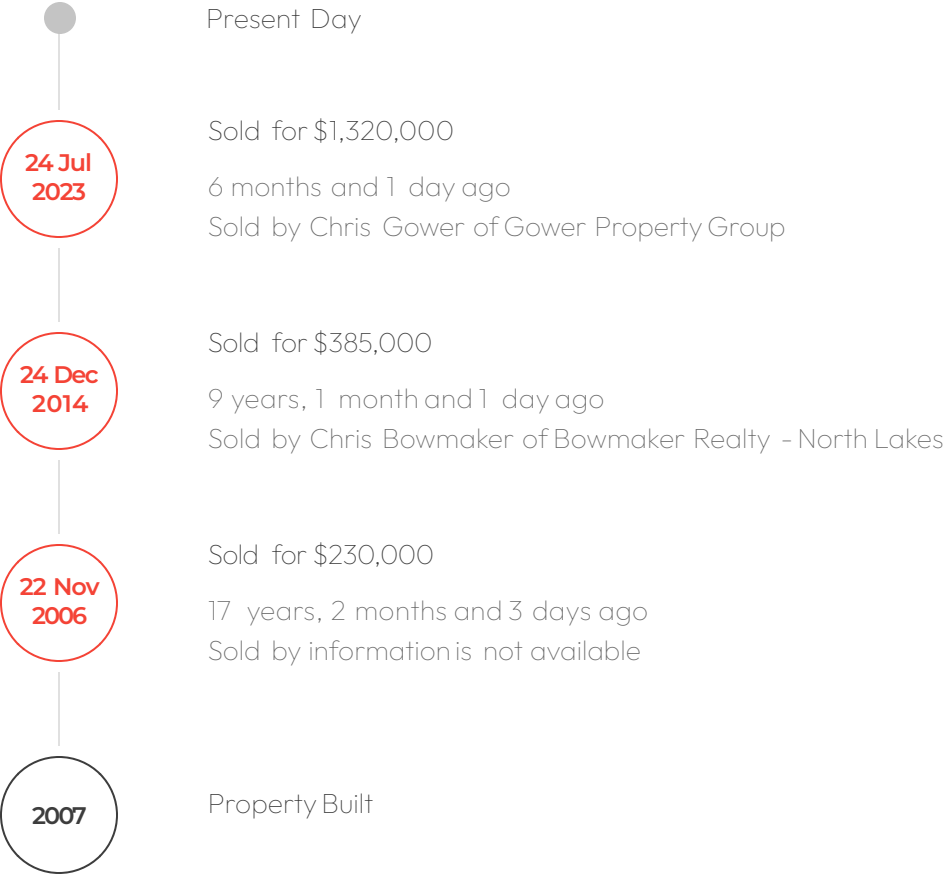
Phone 1

Address 18 Wallaroo Cct North Lakes QLD 4509

indicates Do Not Call or Do Not Mail

Property History

Sale Summary



Sale History

Sale Date	Settlement Date	Sale Price	Sale Type	Sold By
24 Jul 2023	23 Aug 2023	\$1,320,000	Normal Sale	Sold by Chris Gower of Gower Property Group

Purchaser Name/Address	Vendor Name/Address	Relationship
-	-	-

Sale Date	Settlement Date	Sale Price	Sale Type	Sold By
24 Dec 2014	21 Jan 2015	\$385,000	Normal Sale	Sold by Chris Bowmaker of Bowmaker Realty - North Lakes

Purchaser Name/Address	Vendor Name/Address	Relationship
-	-	-

Listing Summary

17 Jul 2023

13 Nov 2014

2007

Present Day

Listed for Sale at Under Contract

8 days on market

Listed by Chris Gower of Gower Property Group

Private Treaty

Listed forSale atEXPRESSIONS OF INTEREST

67 days on market

Listed by BOWMAKER CHRIS ofBOWMAKER REALTY - NORTH LAKES

Private Treaty

Property Built

Listing Property Campaign

Start	End	DOM	Last Listed Price	
17 Jul 2023	24 Jul 2023	8	Under Contract	
Published Date	Sale Type	Listed Price	Agent	Agency
23 Aug 2023	Private Treaty	Under Contract	Chris Gower	Gower Property Group
23 Aug 2023	Private Treaty	Under Contract	Chris Gower	Gower Property Group

Start	End	DOM	Last Listed Price	
13 Nov 2014	18 Jan 2015	67	EXPRESSIONS OF INTEREST	
Published Date	Sale Type	Listed Price	Agent	Agency
18 Jan 2015	Private Treaty	EXPRESSIONS OF INTEREST	BOWMAKER CHRIS	BOWMAKER REALTY - NORTH LAKES
22 Nov 2014	Tender	-	CHRIS	BOWMAKER REALTY
13 Nov 2014	Private Treaty	EXPRESSIONS OF INTEREST	BOWMAKER CHRIS	BOWMAKER REALTY

Listing Agency Campaign

Start	End	DOM	Agency	
17 Jul 2023	24 Jul 2023	8	Gower Property Group	

Published Date	Sale Type	Listed Price	Agent	Phone
23 Aug 2023	Private Treaty	Under Contract	Chris Gower	0438882780
23 Aug 2023	Private Treaty	Under Contract	Chris Gower	0438 882 780

Start	End	DOM	Agency	
13 Nov 2014	13 Nov 2014	1	BOWMAKER REALTY	

Published Date	Sale Type	Listed Price	Agent	Phone
----------------	-----------	--------------	-------	-------

Start	End	DOM	Agency	
13 Nov 2014	18 Jan 2015	67	BOWMAKER REALTY - NORTH LAKES	

Published Date	Sale Type	Listed Price	Agent	Phone
18 Jan 2015	Private Treaty	EXPRESSIONS OF INTEREST	BOWMAKER CHRIS	-
22 Nov 2014	Tender	-	CHRIS	0423437111
13 Nov 2014	Private Treaty	EXPRESSIONS OF INTEREST	BOWMAKER CHRIS	0734805366

For Sale Listing Description

Make way for an inspiring rendition of modern living, thoughtfully embedded with sustainable design elements at 18 Wallaroo Circuit. Once inside, you'll immediately be impressed by the spacious, open plan living area that effortlessly fuses functionality with aesthetic allure. The streamlined continuity between the living, dining and kitchen spaces echoes a harmonious melody of interconnected living welcome home to your new family haven. At the heart of the home, the meticulously appointed kitchen serves as the perfect stage for culinary excellence. Prepare to be mesmerised by its thoughtful layout, premium appliances, scullery, and walk-in pantry. Effortlessly servicing the formal dining, lounge and outdoor area, this space invites the family to come together to share meals, stories, and quality time. Step outside into your private alfresco sanctuary, equipped with a plumbed outdoor kitchen, setting the stage for unforgettable summer barbecues and serene Sunday brunches poolside, taking your hosting game to the next level. On the upper level, an additional living area is surrounded by the four bedrooms, each featuring a walk-in robe. They offer a peaceful haven from the bustle of everyday life, giving everyone a place to retreat. The sizable master suite boasts a stylish ensuite, generous walk-in robe, and private balcony with tranquil views overlooking the

lake. The house ensures optimal climate control with ducted air conditioning, creating a comfortable environment throughout the changing seasons. Not just a visual delight, the residence is a beacon of sustainable living with a 5KW solar panel system and 6KW battery integrated into its framework. You'll find the eco-conscious ethos mirrored in the provision of solar-powered hot water, reinforcing this home's commitment to green living. Notable Features: Multiple living & entertaining areas Dedicated study / home office space Media room/ formal lounge Gourmet kitchen with freestanding ILVE oven Outdoor kitchen with barbeque Resort-like mineral pool Powder room for guests Spacious two-car garage Comfort of ducted air conditioning throughout Comprehensive solar panel system & battery Efficient solar heating for hot water Strategically positioned in North Lakes, you'll be spoilt for choice with shopping, dining, schools, and recreational facilities within easy reach. If you've been waiting for a home that epitomises the perfect marriage of sustainable luxury and convenience, your search ends here. Schedule your private viewing today. Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. The North Lakes Golf Course is no longer operational, depicted in the photos for positional purposes.

Advertisement Date

23 Aug 2023

Advertising Agency

Gower Property Group

Advertising Agent

Chris Gower

Agent Phone Number

0438882780

Market Trends

Market trends forhouses in NORTH LAKES

\$834k

Median Value

435

Properties Sold

\$590/w

Median Asking Rent

11.4% ▲

Change in Median
Value (12 Months)

19

Days on Market

8.9

Average Tenure Period
(Years)

65.5% ▲

Change in Median
Value (5 years)

393

Number of New
Listings (12 Months)

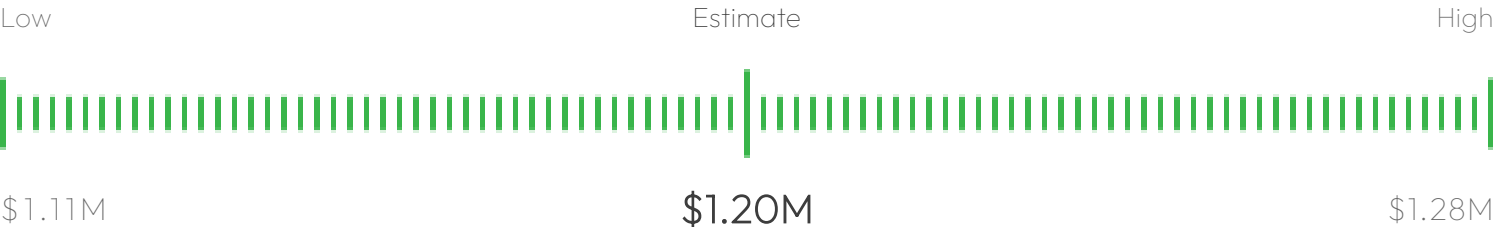
570

Rental Rate
Observations

Valuation Estimates

Valuation Estimate

●

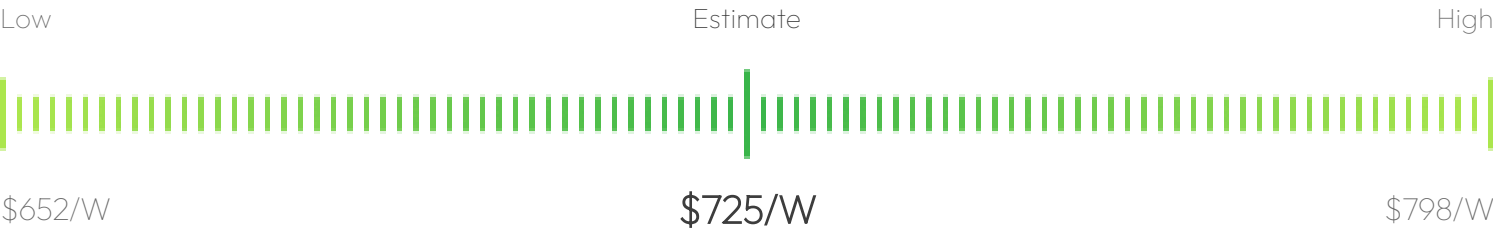
High Confidence

Rental Estimate

●

High Confidence

EstimatedRentalYield· · ·3.1%



Additional Information

Legal Description

RPD	Title Indicator
L62 SP188549	No More Titles
LA	Issue Date
Moreton Bay Regional	2309
Property ID/VG Number	Fee Code
00380022147000	Freehold
Owner Code	
Private Person	

Property Features

Floor Area	Lockup Garages
312	2
Pool	Roof Material
	Concrete Tiled
Scenic View	Sewage
Type Of Scenic View	Wall Material
Golf Course View	Brick; Rendered Brick
Water	

Land Values

Valuation Number 00380022147000

Type	Valuation Date	Valuation Amount
SV	30/06/2022	\$380,000

Nearby Schools

In Catchment



Bounty Boulevard State School

1.47km

195 Bounty Boulevard North Lakes QLD 4509

- PRIMARY
- GOVERNMENT
- MIXED
- 1362 STUDENTS

All Nearby



Moreton Downs State School

1.15km

101 Lipscombe Road Deception Bay QLD 4508

- PRIMARY
- GOVERNMENT
- MIXED
- 670 STUDENTS



Deception Bay State High School

1.24km

19-57 Phillip Parade Deception Bay QLD 4508

- SECONDARY
- GOVERNMENT
- MIXED
- 7 -12
- 1089 STUDENTS



Bounty Boulevard State School

1.47km

195 Bounty Boulevard North Lakes QLD 4509

- PRIMARY
- GOVERNMENT
- MIXED
- 1362 STUDENTS



Kairos Community College

1.97km

100-166C Maine Terrace Deception Bay QLD 4508

- SPECIAL
- NON-GOVERNMENT
- MIXED
- 10-12
- 48 STUDENTS



Deception Bay State School

2.16km

17 Silver Street Deception Bay QLD 4508

- PRIMARY
- GOVERNMENT
- MIXED
- 390 STUDENTS

Similar Properties

Recently Sold



10 Nicklaus Parade North Lakes QLD 4509
Last Sold on 14 Sep 2023 for \$1,160,000
4 bedrooms 2 bathrooms 2 car spaces 512m²



17 Backhousia Court North Lakes QLD 4509
Last Sold on 15 Nov 2023 for \$1,300,000
4 bedrooms 2 bathrooms 2 car spaces 665m²



11 ArmourClose North Lakes QLD 4509
Last Sold on 16 Oct 2023 for \$1,225,000
4 bedrooms 2 bathrooms 2 car spaces 665m²



21 Player Street North Lakes QLD 4509
Last Sold on 10 Oct 2023 for \$1,087,500
4 bedrooms 2 bathrooms 2 car spaces 640m²



8 Staghorn Parade North Lakes QLD 4509
Last Sold on 19 Sep 2023 for \$1,275,000
4 bedrooms 2 bathrooms 2 car spaces 640m²



36 Gannet Circuit North Lakes QLD 4509
Last Sold on 06 Dec 2023 for \$1,100,000
4 bedrooms 2 bathrooms 2 car spaces 576m²

For Sale



17 Backhousia Court North Lakes QLD 4509

Listed on 31 Oct 2023 as Presenting All Offers

4 2 2 665m²



11 Harrison Street North Lakes QLD 4509

Listed on 31 Oct 2023 as Under Offer!

4 2 2 576m²



146 North Ridge Circuit Deception Bay QLD 4508

Listed on 27 Jun 2019. Price is not available

4 2 3 876m²



2 Stillwater Street Mango Hill QLD 4509

Listed on 6 Dec 2023 as Offers Over \$1,150,000

4 2 2 611m²



24 Wallaroo Circuit North Lakes QLD 4509

Listed on 23 Jan 2024 as Just Listed!

5 3 2 651m²



81 North Ridge Circuit Deception Bay QLD 4508

Listed on 6 Dec 2023. Price is not available

4 2 2 808m²

For Rent



0.24km

12 Hetherington Street North Lakes QLD 4509

Listed on 10 Jan 2024 as \$830/weekly

5 2 2 703m²



0.38km

17 Elkington Circuit North Lakes QLD 4509

Listed on 9 Jan 2024 as \$750/weekly

4 2 2 690m²



0.47km

4 Trevino Parade North Lakes QLD 4509

Listed on 11 Jan 2024 as \$850/weekly

4 2 2 640m²



0.52km

9 Midyim Street North Lakes QLD 4509

Listed on 21 Dec 2023 as \$950/weekly

4 2 2 640m²



1.15km

41 Hare Street North Lakes QLD 4509

Listed on 12 Jan 2024 as \$800/weekly

5 2 2 494m²



1.53km

1 Yengo Street North Lakes QLD 4509

Listed on 27 Nov 2023 as \$950/weekly

4 2 2 551m²