

1/27 Cambridge Street, Silkstone, Qld 4304

Duplex/Semi-detached For Sale

Wednesday, 3 January 2024



1/27 Cambridge Street, Silkstone, Qld 4304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 109 m2

Type:

Duplex/Semi-detached



Steve Athanates

0414235933



Mark Newton

0418881952

Offers Over \$349,000

Situated in a quiet street in the sought after suburb of Silkstone is this lovely unit. This good sized and well presented duplex is warm and inviting. It won't be hard for you to imagine living here. The unit provides open plan lounge/dining and kitchen with air conditioning. The kitchen also provides ample bench and cupboard space to meet your needs. Both bedrooms have ceiling fans and are of a good size with the second bedroom being equipped with a built-in robe. The main bedroom has direct bathroom access and a walk-in robe. Outside there is a full length entertaining area overlooking a good sized rear yard which overlooks the park/sporting field at the rear and is fully fenced so your pets/children are safe. For investors, this property is currently tenant at \$335 per week until the 6th of February 2024 but has been rental appraised for \$360 - \$380 per week. For owner occupiers, give the tenant the appropriate notice for vacant possession at the end of their lease and enjoy all the benefits this unit has for yourself! Ipswich Council Rates: \$543 per quarter (subject to change) Water Charges: \$224 per quarter plus consumption (subject to change) Features Include:

- Main bedroom with WIR and two-way bathroom access
- Second bedroom with BIR
- Open plan lounge/dining/kitchen
- Air-conditioned living areas
- Generous size kitchen with ample bench space
- Ceiling fans throughout
- Internal laundry
- Full length covered entertaining area
- Fully fenced rear yard
- Security screens/doors
- Single carport accommodation plus visitor parking
- Walking distance to all major amenities such as schools, day care, shops and transport

Located within walking distance to Coles Silkstone, local bakeries Silkstone State School. Short walk to the Booval Fair Shopping Centre, Sacred Heart Private School, Booval Railway Station and Queens Park. Listing agents: Steve Athanates & Mark Newton Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield & Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.