

1 Bothwick Street, North Ipswich, Qld 4305



House For Sale

Tuesday, 9 January 2024

1 Bothwick Street, North Ipswich, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 489 m2

Type: House



Helene Shephard

0455157132

OFFERS OVER \$589,000

This address will be your new space affording you time to live mindfully well. Congratulations. Built in 2012 the sensibility of a modern steel frame brick home will take care of you into the future. Our respectful tenant in place is currently paying \$435.00 week on a fixed lease until 19/04/2024. All this easy living on an elevated site in a destination only street, embraces the borrowed landscape of trees and bird life. You will be glad you waited. Congratulations! Let's talk right now to secure your viewing! No steps here and internal access from the remote garage. Please view our floor plan to discover how all this will work for you. Attention Investors - The market rental appraisal is \$520.00 to \$550.00 per week. COME HOME TO ALL OF THIS: ● 4 INDEPENDENT BEDROOMS. ● OPEN PLAN AIR CONDITIONED LIVING AREA. ● 2 BATHROOMS. MAIN PRESENTS WITH SEPARATE BATH AND SHOWER. ● LIGHT FILLED KITCHEN COMPLETE WITH DISHWASHER AND ELECTRIC COOKING. ● PRIMARY BEDROOM PRESENTS WITH WIR, ENSUITE AND A/C. ● 2 AIR CONDITIONING UNITS. ● CAR LOCK UP GARAGE WITH INTERNAL ACCESS. ● 1 ALFRESCO DESTINATION. ● SECURITY SCREENS TO DOORS AND WINDOWS. ● THREE FENCED BOUNDARIES. ● NBN FIBRE TO THE CURB. ● FLOOD FREE - 489M2. Ipswich City Council rates are \$491.51 and an owner \$593.87 per quarter as an investor per quarter. Water consumption is approx. \$320.00 per quarter. DISCOVER THE GREAT OUTDOORS: Open skies, with the sound of birds and the smell of grass and cool earth. Yes, the yard is geared to spend 45 mins a week to keep it in top form, then just down tools and chill. INVESTOR ALERT: The market rental appraisal is \$520.00 to \$550.00 per week. Our respectful tenant in place is currently paying \$435.00 week on a fixed lease until 19/04/2024. CONNECTED AND SERVICED LOCATION: North Ipswich is an established suburb of Ipswich. 1 Bothwick Street North Ipswich offers you the perfect balance of peaceful suburban living and convenient access to amenities. DRIVE TIME: Clint's Farm Fresh Produce - 3 min / 1.4km Karalee Shopping Village - 4 min / 4km Warrego Highway - 6 min / 3.4km Ipswich Train Station - 6 min / 3.4km Riverlink Shopping Centre - 7 min / 3.2km Ipswich CBD - 7 min / 3.7km Costco Bundamba - 7 min / 7.3km Brisbane CBD - 38 min / 41.2km EDUCATIONAL FACILITIES: ST JOSEPH'S PRIMARY SCHOOL - 3 min / 1.5km TIVOLI STATE SCHOOL - 3 min / 1.9km IPSWICH NORTH STATE SCHOOL - 4 min / 2.2km ST MARY'S COLLEGE - 8 min / 4km ST EDMUND'S COLLEGE - 8 min / 4.2km IPSWICH BOYS GRAMMAR SCHOOL - 7 min / 4.3km UNIVERSITY OF SOUTHERN QLD - 10 min / 5.1km OUR GROWING REGION. Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centers. The combination of entertainment, cultural venues and industry, anchors the network of centers surrounding Ipswich Central. Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities. A DYNAMIC MIX OF OLD AND NEW Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future. Welcome to North Ipswich. A proud Past, an exciting Present and a strong Future! DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.