

# 102 Samford Road, Leichhardt, Qld 4305

## House For Sale

Wednesday, 10 January 2024



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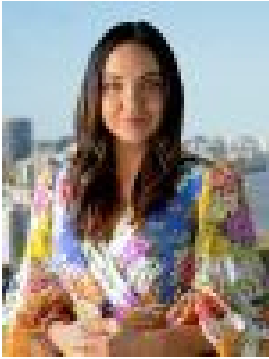
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 809 m2**

**Type: House**



Laney McQueen



Steve Athanates  
0414235933

## FOR SALE

This immaculate renovated family residence residing on a generous 809m<sup>2</sup> allotment, provides an opportunity for the family to move in, unpack and enjoy. Step inside and you will be immediately impressed with the quality of fixtures and fittings accompanied by an ultra-modern colour scheme; really making it the perfect blank canvas to furnish and decorate to any style. Positioned at the end of the street, close to all local amenities, enjoy an immediate walk to the local park with uninterrupted views from each bedroom and your entertaining deck. With gorgeous street appeal, framed with established trees and gardens, this modern home ticks all the boxes and it won't stay on the market long! Features: Large modern kitchen with stainless steel appliances Separate butler's pantry Large open plan kitchen, dining, and lounge areas 3 good-sized bedrooms with built-in cupboards and fans Master bedroom with walk-in robe and modern ensuite Large entertaining deck Split air conditioning Security screens Hardwired security system Underneath storage Maintained gardens and trees 2-car undercover carport which could be used for cars, caravans, boats or trailers Fully fenced 809m<sup>2</sup> block Located in a convenient location, this property offers easy access to Ipswich CBD, schools, public transport, and shops. This property offers the perfect balance of peace and convenience. This property also presents a fantastic investment opportunity with great potential for rental returns. Current rent appraisal is \$450.00 - \$470.00 per week. Ipswich City Council rates - \$549.35 per quarter (subject to change) Don't miss out on this amazing opportunity! For more information or to arrange a viewing, please contact Laney McQueen. 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.