

11 Rumsey Drive, Raceview, Qld 4305

Sold House

Thursday, 5 October 2023



11 Rumsey Drive, Raceview, Qld 4305

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 710 m2

Type: House



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\$610,250

Nestled in the heart of Raceview, 11 Rumsey Drive is a true gem, showcasing a harmonious blend of modern convenience and timeless comfort. This meticulously maintained family residence beckons you to a lifestyle of ease and contentment. As you approach this charming abode, you'll immediately notice the allure of tinted windows that not only enhance privacy but also contribute to energy efficiency. The recently installed vinyl floors invite you inside with a touch of contemporary elegance. Step into a home where thoughtful upgrades elevate everyday living. Specially crafted cupboards offer an abundance of storage options, making organization a breeze. The kitchen, a centrepiece of this home, boasts an electric cooktop and oven, along with a dishwasher for added convenience. With environmental consciousness in mind, this home is equipped with 21 solar panels generating a substantial amount of power. Stay comfortable year-round with an air conditioning system that delivers cooling power and heating capability. The added cool and cosy insulation further enhances the energy-efficient profile. Security screens grace the windows and doors, providing a sense of safety and tranquillity. The fully fenced yard not only ensures security but also creates a private sanctuary. The large living room offers a generous space for relaxation and family gatherings. Enhanced by a fan and air conditioning, it's a place where you can create lasting memories. A sunroom flooded with natural light and adorned with plantation shutters creates a versatile space that seamlessly merges indoor and outdoor living. The master bedroom is a haven of comfort, featuring both a fan and air conditioning for personalized climate control. A built-in robe ensures ample storage. Two additional bedrooms, complete with fans, provide flexibility for family or guests. A bonus room, currently used as an office but versatile for various needs, can be used as another bedroom, offering even more flexibility for your family. The newly renovated bathroom exudes modern elegance and convenience with its dual shower heads, including a luxurious rainwater shower head. This delightful feature guarantees a rejuvenating and refreshing start to your day, enveloping you in a gentle cascade of water. The patio, with its roller blinds extending over 5 meters, creates a splendid outdoor retreat. This fully fenced space offers privacy and shelter, while a side entrance leads to the carport for convenient parking. Two garden sheds provide ample storage for all your outdoor essentials. Seize this opportunity to own a truly exceptional family home. With its prime location, contemporary upgrades, and energy-efficient features, 11 Rumsey Drive presents a modern and comfortable lifestyle for your family. Contact us today to arrange a viewing and embark on a journey to make this stunning property your forever home. For the investors, this feature packed family home has been rent appraised at \$550 per week. Ipswich Council Rates: \$425 per quarter - subject to change. Water Charges: \$211 per quarter (plus consumption) - subject to change. Nearby Locations: • 1 Minute walk to the nearest bus stop • 2 Minute drive to Raceview State School • 5 Minute drive to the Raceview Hotel • 5 Minutes to the nearest Coles or Woolworths • Within walking distance of multiple parks and recreational areas • Within 10 minutes of the USQ Ipswich campus • Within 10 minutes of the Ipswich CBD • Within 40 minutes of the Brisbane CBD. Most importantly, this house has been priced to sell quickly at offers over \$499,000. Listing Agent: Steve Athanates. Call me for an exclusive private viewing. Don't be disappointed - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds 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.