

# 11 Trudy Street, Raceview, Qld 4305



## Sold House

Monday, 14 August 2023

11 Trudy Street, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**

**\$528,500**

• BOASTS 3 BEDROOMS, 1 BATHROOM • BONUS OF 2 CAR ACCOMMODATION • FRESHLY PAINTED INSIDE • AIR-CONDITIONING AND LARGE SOLAR • LED LIGHTS AND CEILING FANS • REFURBISHED BATHROOM AND TOILET • NEW HYBRID FLOORING THROUGHOUT • MODERN KITCHEN WITH GAS COOKTOP • CLOSE TO PUBLIC TRANSPORT & SCHOOLS • PERFECT FIRST HOME OR INVESTMENT

I am proud to present to market this rock-solid low-set brick home located within one of Australia's best investment suburbs\*. This brick and tile residence was built in the 1970s back when builders used hardwood frames and built a home to stand the test of time. Offering two car accommodation and a fully fenced yard for pets or children, it's sure to be popular with buyers. This floorplan caters for young families or a couple with ease, however it also provides a semi-blank canvas for those wanting to flip or personalise their home. Boasting a modern kitchen with dishwasher and an updated bathroom I feel this home has an appeal to buyers who are looking for a home that doesn't require money to be spent. The updated LED lights, ceiling fans and fresh internal paint successfully provide a crisp modern feel to this well-cherished family home. The addition of a secure front balcony is a welcomed bonus and will be the perfect spot to sit back in the morning sun whilst you contemplate your day ahead. Investors will be interested in the identification of Raceview as a current and future top performing suburb for price growth. With a current rental yield of 4.8% the suburb is a sound investment for the future. A rent appraisal indicates a probable weekly rent of \$450+/-week. This well-presented home is located in one of Ipswich's quietest streets and most of the homes are owner occupied with lovely lawns and gardens which has always made Trudy Street a desirable location to live or invest. Location is always an important factor when buying a home and this home sits proudly on a 637m<sup>2</sup> block of flood free land within walking distance to recreational parks, schools and local entertainment facilities such as Brother's Leagues Club. The Lifestyle Health Club gym is a good warm-up and warm-down walk to and from your front door. Public transport is close and reliable with plenty of bus stops and also located less than 5 to 10 minutes' drive away are local supermarkets and Ipswich Central. The busy Brisbane commuter will also appreciate the easy access to Cunningham Highway which makes travelling to work a breeze. Raceview is well serviced by a number of GP clinics, pharmacies and allied health professionals. This home has new timber-hybrid flooring throughout. All internal walls have been repainted and lighting has been improved with new combination ceiling fan/lights in all rooms. The home is adequately powered by a large 6.24 KW solar unit.

Local Schools: • Raceview State School (catchment area) • Bethany Lutheran Private Primary School • Silkstone State School • Central State School • Claremont State School • Children's Choice Childcare Centre • Bremer High School (catchment area)

Local Shopping: • Raceview Shopping Centre (includes grocery store, post office, butcher and bakery) • Silkstone Village Shopping Centre (Coles, coffee shop etc.) • Ipswich CBD

\*Data as identified by [smartpropertyinvestment.com.au](http://smartpropertyinvestment.com.au) and Hello Haus Pty Limited. With so many features and attributes I welcome your call or inspection. All enquiries can be directed to the listing agent Andrew Antonioli at First National Action Realty Ipswich Today. **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.