

117 Woodend Road, Woodend, Qld 4305



House For Sale

Tuesday, 21 May 2024

117 Woodend Road, Woodend, Qld 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1011 m2

Type: House



Helene Shephard

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OFFERS OVER \$899,000

Family and time are two of our most precious things in life. 117 Woodend Road delivers for you on both! (subdivision D.A. approved plans valid until 2026 available) Walk to CBD Ipswich and 3 renowned private schools, Ipswich Grammar School, St Edmund's and St Mary's plus our Blair State School. Walk to the Thomas Street rail. Time is spent at home and not in the car. Love that. Designed with family in mind to reflect a mindful, creative, space savvy address where the fusion of traditional and modern comforts integrates. Please view the floor plan to engage with your new space. Embrace the strong storage which respects the family's individual needs. Welcome Home. Connect to your quarter acre and the great outdoors on the alfresco rear timber deck where there is dancing room under the stars. Perfectly safe and pet friendly with private, secure boundaries. We are ready for you right now. UPPER LEVEL: Traditional, front veranda welcomes you home. Light filled open plan living at its best with climate control and views to the gardens. Modern kitchen is on point with a working design at the heart of the layout. Complete with a 5-burner gas cooktop, dishwasher and walk-in pantry. Principle bedroom radiates charm and elegance, perfectly climate controlled, private ensuite, and walk-in robe. Just close the door and know it's restorative time. Bedroom 2 offers ample built-in storage, gleaming timber floors and climate control for a touch of more luxury. Student study desk completes the room. Bedroom 3 embraces generous walk-in robe space and traditional features. The family internal laundry is geared on the deck ready for multi-tasking. NBN - Fibre to the Premises. Flood-free location. LOWER LEVEL: What will you use this space for? Presenting a blank canvas to engage with, the possibilities are endless. Ready for your personal touch. Traditional area with concrete flooring, where the idea is to reserve it for a workshop, more storage and a quiet space to enjoy. OUTDOORS: (SUBDIVISION D.A. APPROVED PLANS AVAILABLE) Let's talk. Our grounds offer you more time to live and just be together. Low maintenance mature trees plus space for you to grow more. Fully fenced with grassed areas to run and play and ideal for your fur family. WALK TIME: Stay green, get fit and get moving right on your door step. Ipswich Grammar School - 1.2km St Mary's - 1.6km Blair State School - 1.6km St Edmund's - 1.8km Thomas Street Railway Station - 2km DRIVE TIMES: Ipswich Train Station - 3 min / 1.8km Ipswich CBD - 4 min / 2.1km Brassall Shopping Centre - 5 min / 2.3km Coles Ipswich - 5 min / 2.5km Riverlink Shopping Centre - 7 min / 3.3km Warrego Highway - 8 min / 4.6km Brisbane CBD - 47 min / 49.4km Ipswich Grammar School - 2 min / 1.2km Blair State School - 3 min / 1.6km St Mary's College - 3 min / 1.6km St Edmund's College - 4 min / 1.8km Ipswich State High School - 5 min / 2.9km Ipswich City Council rates per quarter \$499.30 approx. Water and Utilities per quarter \$362.41 approx. 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.