

# 12 Harris Street, Tivoli, Qld 4305



## Sold House

Monday, 14 August 2023

12 Harris Street, Tivoli, Qld 4305

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1012 m2

Type: House

**\$465,000**

Well positioned at the front of your 1,012 m<sup>2</sup> block, this 1950's house is positioned perfectly for subdivision (STCA). This is your future. Live in the home now and plan the new build or set it as a rental property and plan the new build. The property is flood free, VACANT and ready to make it yours! It is the perfect starter home or investment opportunity. LETS TALK !We are happy to advise in the current market our property is estimated to receive a rental return of between \$420 - \$480 per week.COME INSIDE:• 2.7 M HIGH CEILINGS ADD GRACE AND CHARM. • 2 INDEPENDENT BEDROOMS COMPLETE WITH BUILT-INS. • MAIN BEDROOM PRESENTS WITH AIR-CONDITIONING. • LARGE FAMILY-SIZE KITCHEN WITH BREAKFAST BAR. • KITCHEN IS COMPLETE WITH DISHWASHER AND ELECTRIC COOKING. • AIR-CONDITIONED LIVING ROOM BLENDS WITH YOUR FRONT SUNROOM AND ONTO YOUR FRONT DECK. • FRESH BATHROOM WITH FUNCTIONAL SHOWER OVER BATH AND AMPLE STORAGE. • DOWNSTAIRS IS YOUR INTERNAL LAUNDRY WITH SEPARATE TOILET. OUTSIDE CONTINUES TO DELIVER: • 19.9M FRONTAGE AND A DEPTH OF 49.7M • PLANT THE ULTIMATE VEGGIE AND ORGANIC CROPS • 6M X 6M POWERED SHED ON A CONCRETE BASE • 24 SOLAR PANELS - 4.9KW POWER WITH 5.5KW INVERTER. • UNDER THE HOME YOU HAVE ROOM FOR 1 CAR ON A CONCRETE BASE. • 3,000L WATER TANK OFF THE SHED. • NBN - FIBRE TO THE CURB (FTTC). LOCATION, LOCATION, LOCATION! Tivoli State School - approx 2 min / 1.2kms Warrego Highway - approx 4min / 2.4kms Karalee Shopping Village - approx 5min / 3.5km Karalee Tavern - approx 7min / 4.2km Riverlink Shopping Centre - approx 7min / 3.3km Ipswich State High School - approx 6min / 3.5km Ipswich Train Station - approx 9 min / 3.6km Ipswich Girls Grammar School - approx 11min / 4.5km Ipswich Boys Grammar School - approx 11min / 4.5km Brisbane CBD - approx 43min / 39.6km OUR GROWING REGION. Spanning an area of 1,090 km<sup>2</sup>, 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 - Tulum 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 Tivoli! A proud Past, an exciting Present and a strong Future! Welcome Home! 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.