

**13 Davidson Street, Basin Pocket, Qld 4305**

**House For Sale**

Thursday, 25 January 2024



13 Davidson Street, Basin Pocket, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 971 m2**

**Type: House**



Kirsty Dutney Jones

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Mike Jones

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## Offers over \$435,000

Tucked away in a quiet street in Basin Pocket this post war style home sits on a sprawling, level 971m<sup>2</sup> block, conveniently located close to schools, shops and transport and only minutes to Ipswich CBD. With plenty of opportunity to renovate and add value, this three bedroom home would be ideal for the owner occupier or investor alike. Enter through the front door to an enclosed sunroom which is currently set up as a study before the main hallway takes you past the three good sized bedrooms with the main featuring air conditioning. As you continue through, the home opens up to the sun filled living areas consisting of large air conditioned lounge and dining room adjacent to the huge kitchen with upright oven with gas cooktop and plenty of bench and cupboard space. The home is serviced by the main bathroom which offers shower over bath, toilet, vanity and storage space. Car accommodation is catered for with a double tandem carport and the yard has a garden shed as well as a larger shed for storage which is also where the laundry is located. A traditional sized, huge, fenced back yard gives the kids and pets plenty of room to play and provides more than enough usable land to put in a huge shed or pool. STCA Located just moments from the East Ipswich train station, local shops and all amenities, this property is definitely one to add to your list. Currently tenanted until 29/2/2024 for \$350 per week with the latest rental appraisal being \$400 to \$430 per week. **DISCLAIMER:** Crowne Real Estate 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. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.