

**13 Phillips Street, Ebbw Vale, Qld 4304**



**Sold House**

Wednesday, 8 November 2023

13 Phillips Street, Ebbw Vale, Qld 4304

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2252 m2**

**Type: House**



John Galloway

0409776737

**\$492,500**

**INVESTOR'S DELIGHT - TWO PROPERTIES OVER 2,252 m<sup>2</sup>\*** Step into a rare investment opportunity that unites two neighbouring properties, offering a truly unique package. Here, you'll discover a recently renovated 4-bedroom home that graces an expansive 1,126m<sup>2</sup>\* parcel of land, a blank canvas ready to bring your vision to life. This vacant property beckons to owner-occupiers and astute investors alike, providing a delightful space with its tiled kitchen, electric oven and stove, and ample room with carpeted areas. Adjacent to this canvas is 7 Jordan Street, a property boasting a tenanted 2-bedroom home on an equally substantial 1,126m<sup>2</sup>\* piece of land. For savvy investors, this property offers immediate income potential, fortifying your portfolio. The expansive outdoor area, perfect for entertaining, extends the appeal, while the tin roof, shed, and electric stove contribute to its charm. Inside, art deco-inspired internal ceiling work and picture rails add character, and there's even room for storage under the house, with casement windows casting warm light on the possibilities. Both properties share the distinct advantage of residing in a flood-free zone, offering long-term security and peace of mind. 13 Phillips Street enjoys residential low-density zoning, permitting 'as-of-right' subdivision and potential amalgamation with 7 Jordan Street. Meanwhile, 7 Jordan Street boasts an existing Urban Development designation under the Ipswich City Council Planning Scheme, and it falls under the Character Mixed-Density classification in the 2023 Drift City Plan. Set in the heart of Ebbw Vale, these properties enjoy a strategic location within easy reach of Ipswich's thriving Employment Activity Hub, including Bundamba and New Chum. The excellent connectivity to rail, road, and bus networks, combined with a short 5-minute\* drive to TAFE Queensland, secondary, and primary schools, opens the door to various lifestyle opportunities. Convenience is at your doorstep, with shopping destinations such as Costco and Booval Fair just a stone's throw away. This offering presents an outstanding opportunity to invest in a dynamic region with substantial capital growth potential.

**PROPERTY FEATURES-** Dual properties, singular auction- 13 Phillips Street land area: 1,126m<sup>2</sup>\*- 7 Jordan Street land area: 1,126m<sup>2</sup>\*- Combined land area: 2,252m<sup>2</sup>\*- Recent renovation of 13 Phillips Street- Instant revenue stream- Spacious outdoor living area- A substantial garden shed for all your storage needs

Don't let this one pass you by! Secure these adjacent properties and unlock a realm of investment possibilities. Whether you're an investor or a developer, this holds the key to your next successful venture. Contact John Galloway from Ray White Ipswich today at 0409 776 737 to arrange an inspection.\* Approximately