

# 14 Clarice Avenue, North Ipswich, Qld 4305

## House For Sale

Tuesday, 19 March 2024



14 Clarice Avenue, North Ipswich, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1216 m2**

**Type: House**



Luke Athanates

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## Offers Over \$639,000

Welcome to 14 Clarice Avenue, North Ipswich, where modern charm meets practicality in this stunning two-storey house boasting an array of features designed for comfortable living and entertaining. Situated on a generous 1,216m<sup>2</sup> corner block with dual street frontage, this property offers a rare opportunity in today's real estate market. Upon entering, you are greeted by a warm and inviting lounge room adorned with stunning timber floors that add a touch of natural beauty. The lounge is thoughtfully designed with an air conditioner for year-round comfort and features a sliding door that seamlessly opens onto the front balcony, inviting in an abundance of natural light and refreshing breezes. The heart of the home lies in the expansive kitchen, boasting beautiful timber cabinetry that adds a touch of sophistication. The kitchen is not only aesthetically pleasing but also highly functional, equipped with modern appliances and ample storage space. The adjoining dining area effortlessly flows onto a massive deck, creating the perfect balance of indoor and outdoor dining. The deck stretching the entire length of the house, serves as the ultimate entertainment area where you can host barbecues, enjoy alfresco dining or simply unwind while admiring the panoramic views of the sprawling 1,216m<sup>2</sup> block. The upper level also features three generously sized bedrooms all of which include wardrobes. These bedrooms are serviced by the main bathroom, which features modern fixtures and finishes. Downstairs, the functionality of this home shines through with a 2 car garage that is fully concreted, providing secure parking and additional space for storage. The laundry area is also conveniently located downstairs. One of the standout features of this property is the massive 7m x 9m fully powered shed nestled in the backyard. This versatile space is perfect for housing cars, a caravan, a boat, or bikes, offering endless possibilities for storage and recreational activities. Moreover, the shed includes a mezzanine floor with stairs for easy access, providing even more storage options and organisational flexibility. For investors, this property has a rental appraisal of \$550 per week. In summary, 14 Clarice Avenue, North Ipswich, presents a rare opportunity to own a thoughtfully designed and well maintained home that caters to the modern lifestyle. From its spacious interiors and outdoor entertainment areas to its ample storage options and convenient location, this property embodies comfort, functionality, and style, making it a truly desirable place to call home. Nearby Locations: 5 minutes - Brassall State School 5 minutes - Ipswich State High School 6 minutes - Brassall Shopping Centre 10 minutes - Ipswich CBD Listing agent: Luke Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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 inquiries to verify the information contained in this advertisement.