

# 14 Ladley Street, Coalfalls, Qld 4305

## Sold House

Friday, 18 August 2023



14 Ladley Street, Coalfalls, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1113 m2**

**Type: House**



Luke Athanates  
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Matt Drayton  
0435019874

**\$550,000**

Welcome to 14 Ladley Street, Coalfalls where an incredible opportunity awaits you to own a truly remarkable property. Situated on a huge 1,113m<sup>2</sup> block in a quiet cul-de-sac this house is perfectly nestled in a serene neighbourhood with the added bonus of a picturesque nature reserve just across the road, offering a tranquil and idyllic setting for you to call home. One of the most enchanting features of this home is the picturesque nature reserve just across the road. Imagine waking up every morning to the sight of lush greenery and the soothing sounds of nature. You can bask in the serene ambiance from the beautiful airy front porch, a perfect spot to relax with a cup of coffee or entertain guests while taking in the captivating views. This property is designed for outdoor living and entertainment, boasting a massive outdoor entertainment area that is perfect for hosting gatherings with family and friends. Whether it's a weekend BBQ or a relaxing afternoon, you'll have the ideal space to create lasting memories. With its expansive block there's ample room for further customisation such as adding sheds or even a pool allowing you to design the perfect outdoor oasis that suits your lifestyle and preferences. Internally, the house is designed for comfort and convenience. It features three generously sized bedrooms each equipped with its own air conditioning unit to ensure comfort no matter the season. The large air conditioned lounge room is a central hub that seamlessly connects to the front porch creating a harmonious flow of indoor-outdoor living. Within the lounge room you'll also discover a convenient study nook providing a private and well-lit space for work or study. The interior aesthetics are further enhanced by stunning timber floors that run throughout the home exuding warmth and character throughout. The gorgeous kitchen is a chef's delight, equipped with modern appliances, ample storage space and an open plan layout. Completing the package is the spacious bathroom, tastefully designed to cater to your relaxation and rejuvenation needs. Practicality is not compromised as the house is equipped with a second toilet located in the laundry area adding to the overall convenience and functionality of the home. Positioned in one of Ipswich's most sought-after areas surrounded by some of the finest homes in the region this property offers a highly desirable lifestyle where the Ipswich CBD is just a stone's throw away. Enjoy the ease of access to shopping, dining, entertainment, Ipswich's best schools and all the amenities the city has to offer while still residing in a peaceful and serene neighbourhood. In summary, 14 Ladley Street, Coalfalls, presents an exceptional opportunity to own a charming and spacious home on a large block with a beautiful nature reserve as your scenic neighbour. From the abundant outdoor space to the well-appointed interior and sought-after location, this property is an ideal choice for those seeking a harmonious blend of comfort, convenience and nature-inspired living. Don't miss the chance to make this house your dream home!

Nearby Locations: • 24 minutes - Ipswich CBD • 24 minutes - Ipswich Private Schools • 23 minutes - Brassall Shopping Centre • 24 minutes - Ipswich State Schools

Listing agents: Luke Athanates

Don't be disappointed, call us now – We are waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba – Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words

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