

149a Moores Pocket Road, Moores Pocket, Qld 4305 **NGU** REAL ESTATE

## Acreage For Sale

Friday, 14 June 2024

149a Moores Pocket Road, Moores Pocket, Qld 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 5795 m2

Type: Acreage



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## Expression of Interest

The charm of the 1980's bygone era is littered throughout the Western Corridor. This family residence is the perfect example of that. Peacefully sprawled across 5,795m<sup>2</sup> level allotment in a quiet cul-de-sac, this proudly presented character family home holds prime position for incredible views of its balmy orientated sunsets, Bremer Riverbank and beyond. Offering value for money in a tightly held locale and only 40 minutes to Brisbane CBD and 7 minutes to Ipswich CBD. With some of Ipswich and the Western Corridors best recreational facilities, shopping, and entertainment options right at your doorstep, this incredible family home offers, but is not limited to;

- 5,795m<sup>2</sup> Allotment. Direct North Facing.
- 3 Bed +2 MPR. 2 Bath. Multiple Living Areas. 2 Car. 4 Bay Shed.
- Functional Family Home.
- 40 minutes to Brisbane CBD. 7 minutes to Ipswich CBD.
- Three generously sized bedrooms; including a large master suite with BIR. All remaining bedrooms serviced by a central bathroom with freestanding shower, vanity, and separate toilet.
- Large main living and dining area flowing through to its multiple indoor and outdoor living spaces.
- Large outdoor entertainment area deck. Ideal for entertaining guests all seasons of the year.
- No fuss and function kitchen including freestanding 4-burner induction cooktop, electric oven, and ample under and overhead storage pantry space.
- Sunlit rear yard, ideal for low maintenance entertaining, room for a pool and more.
- 4 Bay Shed • Garden Shed • Functional Family Home with Opportunity to Renovate • Side Access on Both Sides • Front Porch • 2 x MPR • Fenced and Secured.

Short Walk to;

- Moores Pocket Bus Stop • Ipswich Tennis Centre • St Edmunds College Playing Fields • Tivoli Sporting Complex • Bremer River, and Bushwalking Tracks.

Short Drive to;

- Ipswich CBD • East Ipswich Train Station • Ipswich State High School • Tivoli State School • Riverlink Shopping Centre. • Multitude of Local Amenities.

• Offering a multitude of private and public schools and ease of access to the Cunningham Highway. (M15) and the (M2, M5, M7). With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth.

Expression of Interest, Closing Thursday the 4th of July 2024 at 5:00PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.