

15 Grafton Street, East Ipswich, Qld 4305

Sold House

Tuesday, 28 November 2023



15 Grafton Street, East Ipswich, Qld 4305

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 759 m2

Type: House



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\$585,000

The moment you walk up the stairs you feel the warmth of yesteryear with the amazing fret work on the verandah and french doors which open out from the lounge room, then continue through the front door onto the lovely hardwood floors throughout the home. It's not all about yesteryear with this home, there have been numerous modern upgrades here such as the split system air conditioning, modernised kitchen with it's stainless steel 900mm electric freestanding oven and stainless steel rangehood, kitchen cupboards and benchtops plus the modernised bathroom, toilet and laundry. Comprising 4 good sized bedrooms, The master bedroom has a built-in wardrobe and split system air-conditioning, bedrooms 2 & 3 also have built-in robes with ceiling fans. Bedroom 4 is king sized and situated to the rear of the home which would suit any teenager/gamer or use it as the main bedroom and parents retreat. Heading down the stairs you enter another very large fully enclosed living area which you can utilise as you like, either a 2nd living area, entertaining area, rumpus room or both if that's what you would like to do. This room overlooks the rear yard which has a lovely kids cubby house for the littlies, some raised garden beds ready to go to grow some of your own veggies or herbs and a fully powered shed which will fit 2 cars as well as leave plenty of storage/workshop space for the man of the house. Key features at a glance: • 4 Bedrooms, 3 with built ins • Main bedroom air conditioned • 3 x Split system air conditioners throughout • Modern kitchen with stainless appliances • Modern bathroom • Large 2nd living area/entertaining/rumpus room • Brand new colorbond roof with insulation • Hardwood timber floors throughout • French doors off the lounge room • Old world character with modern convenience • Kids cubby house • 2x Car lock up shed with workshop space and power • 759m² flat block • Flood free • Excellently positioned to Schools, eateries, shops, medical and both bus/rail transport Nearby Locations: • 5 minutes from Ipswich's CBD • 40 minutes from Brisbane's CBD • 3 minutes from Booval Fair (Woolworths, AusPost, Bakery, Subway, ATM etc.) • 3 minutes from East Ipswich Train Station • 1 minute from nearby bus stop • 2 minutes from Cameron Park & Newtown Park For all investors, this property has been rent appraised at \$500 per week. Ipswich Council Rates: \$445 per quarter (subject to change) Water Charges: \$239 per quarter plus consumption (subject to change) Listing Agents: Steve Athanates & Mark Newton 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 & 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.