

**15A Briggs Rd, Ipswich, Qld 4305**

**House For Sale**

Sunday, 22 October 2023

**ONE AGENCY**  
FOREST LAKE

15A Briggs Rd, Ipswich, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1024 m2**

**Type: House**



Toby Chan

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## FOR SALE \$885,000

PRIVATE INSPECTIONS ARE BY AVAILABLE BY APPOINTMENT! PLEASE CALL TOBY ON 0411 477 204 TO BOOK! Introducing an unparalleled opportunity to own a distinguished family residence in the esteemed Eastern Heights neighbourhood. This meticulously renovated home exemplifies the pinnacle of luxurious living, offering a harmonious blend of classic charm and contemporary sophistication. Homes of this calibre are rarely seen or available in the Ipswich real estate market today! As you step inside the property you will immediately recognise the benefits and potential. Renovated to perfection, there are four bedrooms, two new bathrooms, stunning new kitchen, multiple cars spaces, retreat/office/games room, two garden sheds, large open space and a combination of indoor and outdoor living zones that will allow the entire family to spread out and enjoy. Discover the timeless beauty and modern luxury that await within the walls of this remarkable family residence. Your dream lifestyle begins here.

**Property Highlights:**

- **Sprawling 1024sqm Allotment:** This sizable parcel of land provides ample space for your family's activities and holds potential for future development, including the addition of a granny flat or battle axe subdivision potential (subject to council approval).
- **Four Bedrooms:** Discover three generous sized bedrooms, plus including a versatile study that can easily function as a fourth bedroom.
- **Stylish Bathrooms:** Enjoy the convenience of two brand-new bathrooms that have been thoughtfully designed and impeccably finished to offer modern luxury.
- **Gourmet Kitchen:** The heart of the home is the stunning kitchen, featuring soft-close cabinetry, high-end built-in appliances, and abundant storage space. It's a haven for culinary enthusiasts and a hub for family gatherings.
- **Expansive Living Areas:** Soaring high ceilings and an abundance of natural light create a sense of grandeur in the living and dining areas. Split system air-conditioning for all year comfort. Multiple living zones, including a versatile retreat/office/games room at the rear ensuring there's space for everyone to relax and enjoy.
- **Three-Car Garage:** The secure three-car lock-up garage includes a convenient workshop space, providing storage solutions and workspace for DIY enthusiasts.
- **Outdoor Oasis:** Step into your private outdoor haven with large open area perfect for kids and pets to play with ease, beautifully manicured gardens, including fruit trees. This tranquil space is ideal for family gatherings, relaxation, and enjoying the Queensland sunshine.
- **Secure and Thoughtful Design:** The property is fully fenced, ensuring security and peace of mind. Abundant power outlets and storage solutions are thoughtfully integrated throughout the residence.
- **Powered Shed:** A capacious powered shed awaits your creative or practical aspirations. It's the perfect space for hobbies, a home workshop, or additional storage.

**Location Advantages:**

- **Educational Excellence:** Eastern Heights boasts proximity to esteemed educational institutions, including Raceview State School, Bremer State High School, Bethany Lutheran Private School, and Ipswich Girls and Boys Grammar Schools.
- **Recreation and Parks:** Enjoy the proximity to beautiful Limestone Park, perfect for leisurely strolls, picnics, and outdoor activities.
- **Convenient Shopping:** Explore the nearby retail hubs, including Riverlink Shopping development, Ipswich CBD, Raceview Shopping Centre, and Booval Shopping Centre.
- **Healthcare:** Access top-notch medical facilities with Ipswich Hospital in close proximity.
- **Transportation:** Benefit from efficient public transport connections, including bus routes to the CBD and electric train services to Brisbane.

**Additional Information:**

- **Rates and Utilities:** Ipswich City Council Rates approx. \$510 per quarter. Queensland Urban Utilities approx. \$232 per quarter.
- **Rental Potential:** Estimated rental income of approximately \$750-\$800 per week makes this an appealing investment opportunity.

**Your Dream Lifestyle Awaits:** This is your chance to secure a lifestyle of unparalleled elegance and comfort. An exclusive viewing is available upon request. Contact Toby Chan on 0411 477 204 to explore the refined ambiance that is practicality tailored to your family's aspirations. Your dream lifestyle begins here.

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

Property Code: 1344