

16 Woodford St, One Mile, QLD, 4305

Sold House

Thursday, 13 April 2023



16 Woodford St, One Mile, QLD, 4305

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: House



Reception

SOLD BY CARRIE & RICHARD BISCHOFF

ATTENTION ALL INVESTORS, DEVELOPERS & FIRST-HOME BUYERS!! EXCELLENT VALUE ON OFFER HERE IN ONE MILE. FILLED WITH POTENTIAL & OPPORTUNITY!!

LARGE 1012SQM LEVEL BLOCK WITH SUBDIVISION POTENTIAL – NO NEED TO MOVE EXISTING HOUSE; DOUBLE SHED + DOUBLE CARPORT + MULTIPURPOSE ROOM; MODERN KITCHEN AND BATHROOM, FULLY FENCED; CENTRALLY LOCATED CLOSE TO RETAIL, SPORTING & SCHOOL PRECINCTS & IPSWICH CITY CENTRE!!

OWNERS SITUATION HAS CHANGED & NOW REQUIRES HIS INVESTMENT TO BE SOLD. SO THIS IS A WONDERFUL OPPORTUNITY TO ACQUIRE THIS FANTASTICALLY POSITIONED COTTAGE CLOSE TO AMBERLEY RAAF BASE, WITHIN WALKING DISTANCE TO IMMACULATE HEART & LEICHHARDT PRIMARY SCHOOLS, EASY ACCESS TO THE IPSWICH CBD & PRICED TO SELL ACCORDINGLY – THE OWNERS HAVE MET THE MARKET FOR A QUICK RESULT. POTENTIAL IN THE BUCKET LOADS, THIS BEAUT HOME IN A TOP LOCATION HAS ALL OF THE INGREDIENTS FOR AN ASTUTE BUYER LOOKING FOR A PROPERTY WITH INCOME AND DEVELOPMENT POTENTIAL. CURRENTLY TENANTED FOR \$340 PER WEEK WITH A LONG TERM TENANT IN PLACE WHO IS HAPPY TO STAY ON. CURRENT MARKET RENT ASSESSED AT \$400 PER WEEK.

FEATURES AT A GLANCE:

- ** Refurbished Cottage on a Large Fully Fenced 1012sqm Allotment
- ** Subdivision Potential (Subject to ICC Approval)
- ** House Positioned in Front Right Corner Allowing Ample Space for a Second Dwelling to be Constructed at Rear (Subject to ICC Approval)
- ** Two Good Sized Bedrooms
- ** Refurbished Family Kitchen with Gas Stove
- ** Loads of Cupboards and Bench space
- ** Separate Dining Room
- ** Lounge with Wood Fireplace + Second Living Area + Lined Rumpus Attached to Garage
- ** Refurbished Bathroom with Shower, Vanity & WC combined + Mobility Rail Supports
- ** Downstairs Extra WC & Second Shower
- ** Internal Laundry – Downstairs
- ** Covered Outdoor Entertaining Area
- ** Double Lock Up Garage plus Double Carport
- ** Ceiling Fans & Security Screens Throughout
- ** 3 Garden Sheds + Bird Aviary
- ** Rainwater Tank with Pump
- ** Concreted All Weather Driveway
- ** Fully Fenced; 1012m2 Low Maintenance Block
- ** Easy Care Established Yard and Gardens
- ** NOT AFFECTED BY RECENT FLOODS

Nest or Invest! Currently rented for \$340 per week and is currently tenanted until 01/02/2023. Current market rent assessed at \$400 per week.

OUTGOINGS:

- Council Rates: \$549 per QTR (Approx)
- Water & Sewerage Access: \$222 per QTR (Approx)
- Water Consumption: Tenant pays full consumption.

LOCATION, LOCATION, LOCATION!!

Close to the Amberley RAAF base and the highest growth City in South East Queensland.

Amongst all the tradition of Ipswich with all the modern facilities of this beautiful city. The comprehensive Riverlink retail and professional precinct and the West Ipswich retail services are only a short drive away.

One Mile is an established Suburb with more to offer you than most! The area is serviced by many private and public education facilities including Leichhardt State School, Immaculate Heart Primary School and within walking distance to Ally's Kindy. The award winning George Alder Tennis Centre and Leichhardt Swim Centre are also at your fingertips.

Call us today for your very welcomed inspection & how to make it ALL YOURS!!

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