

**16A McLean Street, North Ipswich, Qld 4305**



**House For Sale**

Friday, 3 May 2024

16A McLean Street, North Ipswich, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 809 m2**

**Type: House**



Helene Shephard  
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## OFFERS OVER \$749,000

16A MCLEAN STREET NORTH IPSWICH also known as 1 W M HUGHES STREET NORTH IPSWICH. CIRCA 1880 to 1890 - It is a home imbued with a distinctive nod into her historical past. The careful restoration and remodeling, has breathed fresh life throughout and unfolds into a home, where modern finishes are expertly incorporated with the existing architecture. All this function and form introduces options. Life and home are fully interwoven. The current owner committed their exceptional skill set and the love of their craft, plus respect for the builders that came before them and an acknowledgment of the past the present and future. Lucky you get to say yes to all this! Welcome home.

1865: THE NORTH IPSWICH RAILWAY WORKSHOP ROLLS OUT THE FIRST OF 10 WAGONS. The home was built for the staff and workers. Today we are seeking a new custodian. Please discover the floor plan to engage with how all this will be your new space.

MAIN RESIDENCE PLUS INDEPENDENT FLEX ROOM • ELEVATED SOUTH FACING TRADITIONAL VERANDA WITH WORKSHOP VIEWS. • SOARING 10.4 FEET (OR 3.15 M) ORIGINAL TIMBER CEILINGS, SHOWCASING HER ORIGINAL, VAULTED DESIGN. • 4 INDEPENDENT BEDROOMS ALL PRESENT WITH CEILING FANS. • PRIMARY BEDROOM WITH PRIVATE ENSUITE, COMPLETE WITH RAIN SHOWER, HEAT LAMPS AND WALK-THROUGH ROBE. • LUX FAMILY BATHROOM, DEEP, RESTORATIVE BATH, FOR TOTAL IMMERSION AND EASE OF A SEPARATE STEP-IN SHOWER. Close the door and breathe out! • LIVING ROOM INTEGRATES WITH MODERN DINING AND NEW KITCHEN. • ELECTRIC COOK TOP, OVEN, RANGEHOOD, DISHWASHER PLUS. • SPACE SAVVY COFFEE BAR AND LARDER STORAGE. • ZOOM ROOM, STUDY OR CALLIGRAPHY NOOK. BASK IN THE NATURAL LIGHT AND CREATE. • ALL THIS CREATIVE COLLABORATION CONNECTS YOUR FAMILY. INDEPENDENT FLEX ROOM AND COURTYARD • 6.4M x 3.6M FLEX ROOM. WHAT WILL YOU DO WITH THIS SPACE? WORK FROM HOME? VALUE ADD TO THE INDIVIDUALS NEEDS OF YOUR STYLE OF LIVING? YOGA STUDIO? CHILL ZONE? LET'S TALK!

• ELEVATED TIMBER DECK AND PRIVATE COURTYARD INVITES SUNSET DRINKS WITH DANCING ROOM OR JUST CURLING UP WITH A BOOK. SOME OF THE EXTRAS TO EXPECT: • NBN - FIBRE TO THE PREMISES. • FLOOD FREE DUAL STREET FRONTAGE. • MINDFUL, SELECTION OF QUALITY FITTINGS AND MATERIALS. • INTERNAL LAUNDRY WITH STRONG STORAGE OPTIONS. • ELECTRIC FRONT GATE. • ELECTRIC REAR GATE. • SECURE FENCE LINES. • IPSWICH CITY COUNCIL RATES ARE APPROX \$587.35 PER QUARTER AS AN INVESTOR. • IPSWICH CITY COUNCIL RATES ARE APPROX \$489.58 PER QUARTER FOR A HOME OWNER. • RENTAL APPRAISAL IS \$700.00 TO \$730.00 PER WEEK.

Welcome to your very own, living piece, of history in the heart of North Ipswich, Queensland! Nestled in a serene and family-friendly neighbourhood, this remarkable home is a statement that combines timeless elegance with the essential comforts we expect... Prepare to fall in love. The idea is offering a family connectivity, while presenting individuals the options to carve out their own perfect space!

OUTDOORS CONTINUES TO DELIVER: Situated on dual street frontage on 809m<sup>2</sup> you'll find ample room for outdoor activities, gardening, or simply enjoying the tranquil surroundings. Embrace the peacefulness and privacy that this quiet location offers, providing the perfect backdrop for your ideal lifestyle. Take the bike and walking track to Brassall! Contact us today to schedule a viewing and experience the magic of this North Ipswich treasure. Don't wait, as opportunities like this don't come around often. Seize the chance to own a slice of heaven and create a lifetime of cherished memories.

WALK TO: Clint's Farm Fresh Produce - 3 min / 200m Queensland Museum Rail Workshops - 5 min / 350m Brassall Bikeway - 4 min / 350m St Joseph's Primary School - 850m Ipswich North State School - 1 km HIGHWAY ACCESS - Warrego Hwy - 2.1km EDUCATION OPTIONS: St Joseph's Primary School - 850m Ipswich North State School - 1 km Brassall State School - 2.3km Ipswich State High School - 2.5km Tivoli State School - 2.6km St Mary's College - 3.2km St Edmund's College - 3.3km University of Southern Qld (UniSQ) Ipswich - 4.2km RETAIL AND AMMENITIES: Riverlink Shopping Centre - 1.9km Ipswich CBD - 2.7km Bakehouse Steakhouse - 3km Queens Park - 4.1km

A DYNAMIC MIX OF OLD AND NEW Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future.

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