

**18 Juxgold Avenue, Collingwood Park, Qld 4301**



**Sold House**

Tuesday, 21 November 2023

18 Juxgold Avenue, Collingwood Park, Qld 4301

**Bedrooms: 4**

**Bathrooms: 2**

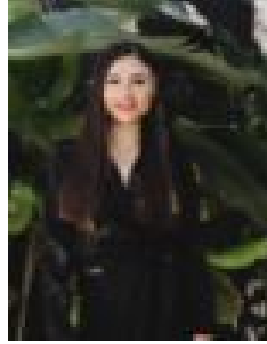
**Parkings: 2**

**Area: 450 m2**

**Type: House**



Shane Boyd  
0458880050



Kate Van Bennekom  
0466497000

**\$650,000**

If you're looking for a modern house with designer finishes, or looking for your next wise investment purchase, 18 Juxgold Avenue may just be the right fit for you! With 4 generous sized bedrooms, an extra large living area, a kitchen with ample storage space, 2 bathrooms, 5kw solar system, a secure double garage and a spacious, low maintenance yard; this home has so much potential not only as an investment property with a healthy rental return, but also as a future family home. Boasting four good sized bedrooms with built-in robes, carpet and ceiling fans, the master bedroom also includes its own modern ensuite. Three of the bedrooms are serviced by a modern family sized bathroom. The kitchen is all you could want; offering an abundance of storage and bench space, as well as stainless steel appliances. Entertaining will be a breeze with a spacious open-plan living area, and not to mention the additional media room. There's plenty to enjoy outside, with a fully covered outdoor alfresco area, perfect for the afternoon cuppa. This home is situated on a fully fenced 450m<sup>2</sup> block in Collingwood Park, one of Ipswich's most popular suburbs. 18 Juxgold Avenue sits in the heart of Ipswich, and the suburb of Collingwood Park has seen significant growth over the past couple years, and is projected to continue to do so. This home is surrounded by a family friendly neighbourhood, with peaceful streets, kid-friendly parks, and easy access to all amenities. You'll be conveniently located just minutes from the motorway, meaning you can be in Brisbane CBD in no time at all. You'll also be happy to hear that all your shopping needs will be met easily, with Redbank Plaza and the newly redeveloped Redbank Town Square both just 5 minutes down the road. The property also falls within catchments for both Woodlinks State School and Redbank Plains State High School.

**PROPERTY HIGHLIGHTS:-** 4 bedrooms, all fitted with built in robes, master with walk in robe and ensuite- Spacious open plan living area plus an additional media room and outdoor covered entertaining area- Modern, sleek kitchen with ample storage, large island bench and quality stainless steel appliances - 2 generously sized designer-style bathrooms- Fully fenced with side gate access and artificial grass and planter boxes down one side of the property- Ducted Reverse Cycle A/C with split switch for bedrooms/living room zone control- Security screens and ceiling fans throughout- 19 Panel Solarhart SunCell Solar w/ 5kw inverter. (installed March 2021)- Tiled floors throughout, and carpet in bedrooms- Secure double garage (remote controlled)- Walking distance to shops, parks, local schools and public transport- Currently tenanted at \$525 per/week until 27/11/23 then a new 12 month lease @ \$540 per week until 02/12/2024

18 Juxgold Avenue offers all you could want in a home, but is also a wise investment for those wishing to add to their investment portfolio with a solid rental return until December 2024. This home won't be around for long, so be sure to contact Kate or Shane to register to attend an open home ASAP!\* Please note images used are from when property was previously vacant.