

1A Hawthorne Street, Woodend, Qld 4305



House For Sale

Tuesday, 23 January 2024

1A Hawthorne Street, Woodend, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 627 m2

Type: House



Helene Shephard

0455157132

Offers Over \$1,049,000

Your Home is a stylish syndication of quiet luxury and sophistication, catering on a scale to suit your day to day life, as well as your social entertainment. Congratulations. Grounded in a location that connects you to the renowned private education precinct and a stroll to the CBD of Ipswich. Secure your own footprint in this remarkable location with a home that has been designed and artfully created into a one of her kind. Make that one call right now to change your future. DISCOVER QUIET LUXURY. Please engage with our floor plan and request your personal profile information on the all inclusions and fine details. This address will move you. There is more in house to discover upon a personal inspection.

- DAIKIN DUCTED AIR CONDITIONING.
- 12M X 4M LIFESTYLE MERBAU TIMBER ENTERTAINER DECK.
- INSULATED ROOF.
- MELDED, EXPANSIVE, CONNECTED LIVING, DINING AND KITCHEN.
- LUX STONE BENCH TOPS.
- INDUCTION CERAMIC COOK TOP.
- TWO OVENS. STEAMROAST WITH AIR FRYER & STEAMBAKE.
- ELECTROLUX DISHWASHER AND PLUMBED FRIDGE SPACE.
- PRIVATE FAMILY BEDROOM WING.
- 4 INDEPENDENT BEDROOMS.
- PRIMARY BEDROOM DELUXE EN-SUITE, WALK-IN ROBE.
- COMPREHENSIVE FAMILY BATHROOM.
- SPACE SAVVY INTERNAL LAUNDRY.
- HAND CHOSEN HARDWOOD TIMBER FLOORING TO THE FAMILY EXTENSION.
- WIRED FOR DATA.
- 3 PHASE POWER READY FOR ELECTRIC CAR CHARGING.
- DOUBLE REMOTE GARAGE.
- GROOMED REAR FAMILY YARD.
- UNDER HOUSE STORAGE.

CONNECTED ADDRESS. PRIVATE EDUCATION PRECINCT. Traditional blue-chip suburb which embraces Ipswich finest character homes. Ipswich Grammar School - 4 min walk / 300m Blair State School - 8 min walk / 600m St Mary's College - 10 min walk / 700m St Edmund's College - 13 min walk / 850m Thomas Street Railway Station - 16 min walk / 1.1km Ipswich CBD - 19 min walk / 1.3km

DRIVE TIMES: University of Southern Qld - 6 min / 3km Brassall Shopping Centre - 4 min / 1.9km Ipswich State High School - 4 min / 2.5km Brassall State School - 4 min / 2.7km Riverlink Shopping Centre - 7 min / 3km Brisbane CBD - 1 hr / 47.4km

We invite you to our community, we invite you to a creation not a renovation, and we welcome your family to our proud history! LABORE ET HONORE. ALL THIS WILL MOVE YOU: IPSWICH APPRENTICESHIPS QUEENSLAND TEAM PRESENT A HOME THAT HAS BEEN RECREATED WITH FUNCTION FORM AND PRIDE. We are not renovators, we are creators. We have created this space as your new place.

- EXTERNAL COMPOSITE: Weatherboards are fibre cement. To ensure the profile was on point for the era these were a one off cut and finish batch. Fibre cement wall cladding is engineered to avoid longevity issues such as shrinking, swelling warping and rotting, so they retain their looks for longer. They're stable and have no knots and are consistent in shape and size. Fibre cement weatherboards are a highly durable composite building material where cement is reinforced using wood cellulose, and are often used in construction in bushfire zone areas.
- 12M X 4M MERBAU TIMBER DECK: Is Merbau wood good for decking? In our eyes, it's clear that Merbau is a winner when it comes to decking. There are a range of alternatives available, but none that possess the same durability and beauty as this wonderful timber.
- INSULATION: The deck presents with insulated panels. Our walls are rated to 2.5 and ceilings rated 3.5.
- DUCTED AIR CONDITIONING: 5 independent zones. 14 kw.
- KITCHEN: STONE BENCH TOPS. (as of July 2024, this product will be unavailable).
- TWO OVENS: Electrolux Steam Roast oven complete with Air-fryer. Electrolux Steam Bake oven. <https://youtu.be/r4bll6A-sHM?si=CdXAEfqhIIF6xqjht> <https://youtu.be/wmcXrMJhpbQ?si=fBdW4xTzrWvd55dP>
- DISHWASHER: Electrolux induction cooktop. <https://youtu.be/CdjBOshjJuU?si=rGsVs1HomasP1Htj>
- DOUBLE HUNG WINDOWS: In the kitchen to add even more ventilation.
- WIRED FOR DATA: Data hub is positioned in the hallway storage. USB and USC. NBN - Fibre to the Premise.

DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.