

2 Stuart Street, Eastern Heights, Qld 4305



House For Sale

Tuesday, 28 November 2023

2 Stuart Street, Eastern Heights, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 673 m2

Type: House



Nick Knauseder

0422904007

Auction

This well-positioned 673m² block showcases established trees & landscaped gardens & comes complete with low-set 3-bedroom home and separate garden suite (granny flat). The main house features a covered porch, 2x separate living spaces, 3x split-system air-conditioners, kitchen with abundant storage, dedicated dining space, study / storage room, 3 well-sized bedrooms, main bathroom + secondary separate toilet & extra-deep garage / laundry / workshop. The garden suite (granny flat) features a covered sitting area / entry, ample living space, galley kitchenette, air-conditioned bedroom, and bathroom / laundry. The Sellers have advised that they are open to selling at OR prior to the Auction, enquire now to secure your interest. Auction Information: - If not sold prior, Auction to be held onsite at 2pm on Friday the 22nd of December 2023- Please arrive 15 to 20 minutes prior for bidder registration General Information:- Vacant & move-in ready dwellings - Combined rental potential of \$750/week (works required for separate tenancies)- Corner block (western frontage Olmai Ave, southern frontage Stuart St)- Land size: 673m² Main House Information:- Rental Appraisal: \$450/week (not including the granny flat) - Covered front porch and semi-enclosed courtyard area- Sizeable, air-conditioned main lounge room with ceiling fan & fireplace, access to covered front porch via glass doors; polished timber floors- Adjacent to the lounge room is the formal dining space; polished timber floors- Flowing from the dining space is the air-conditioned second living area / rumpus with direct external access via glass sliding door; carpeted - Horse-shoe kitchen with freestanding gas cooktop oven, rangehood, walk-in pantry, tiled splashbacks & an abundance of preparation & storage options; vinyl floor- Study / storage room adjacent to the kitchen- Bathroom featuring a large glass screened shower with detachable shower head, ceiling exhaust fan, sizeable vanity & toilet; additional toilet down the hallway- 3 well-sized bedrooms with ceiling fans, 2x with air-conditioning- Extra-deep, single-door lockup remote-controlled garage with concrete floor & workshop / laundry space - Established trees & landscaped gardens throughout Garden Suite Information:- Rental Appraisal: \$300/week (pending installation of oven, diving fence & meters)- Covered outdoor sitting area / covered entry - Ample living area with ceiling fan and large window; timber floors- Galley kitchenette with built-in microwave space, sizeable fridge space, tiled splashbacks & a variety of storage options; timber floors- Bathroom featuring a glass screened shower with detachable shower head, vanity & toilet; internal laundry space- Air-conditioned bedroom with ceiling fan and built-in wardrobe; carpeted Location Information:- Exceptionally tightly held & highly sought-after location- Walking distance to Queens Park, Public Gardens, Nature Centre, Sporting Facilities- Walking distance to Bus Transport- Walking distance to Ipswich Central State School- Walking distance to Ipswich Girls Grammar School- Walking distance to Silkstone Village Shopping Centre- 4 Minutes* to Ipswich Hospital- 4 minutes* to USQ Ipswich Campus- 14 minutes* to Amberley R.A.A.F. Base- 45 minutes* to Brisbane Airport (BNE) Give me a call to arrange your inspection today. Nick Knauseder - 0422 904 007 nick.k@elders.com.au Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.