

22 Ada Street, Leichhardt, Qld 4305



House For Sale

Monday, 27 May 2024

22 Ada Street, Leichhardt, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 311 m2

Type: House



Jenni Hood

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Offers Over \$579000

This modern lowset brick and tile home is located in a quiet neighbourhood in one of the Ipswich's best growth areas and is close to all amenities including schools, local shops and transport with major shopping centres and Ipswich CBD only minutes' drive away. This fantastic home is well designed and offers two internal living areas consisting of combined family/dining room and a formal lounge both with ceiling fans as well as a covered rear alfresco area privately screened behind high timber fences. Four good sized bedrooms all have ceiling fans and built in robes while the master has air-conditioning, walk-in robe and ensuite with shower, toilet and vanity with stone top. The remaining rooms are serviced by the main bathroom which has a full bathtub, separate shower, vanity with stone top and separate toilet. A well-appointed kitchen overlooks the two living areas and makes cooking the family meals a breeze with plenty of storage and workspace across stone benchtops and breakfast bar, stainless steel electric appliances and dishwasher. The easy low maintenance backyard is fully fenced and offers enough room for kids and pets to play securely, and car accommodation for one is catered for with a single lock up garage with remote roller door and internal access to the home. This property is ideal for anyone with primary school aged children as they can quickly and easily walk to the Leichhardt State Primary School or Immaculate Heart Private Primary School. There is also easy access to the RAAF Base Amberley, Warrego Highway to Brisbane or Toowoomba for commuters as well as electric rail to Brisbane. Currently rented until 31/7/24 at \$460 per week with the latest rental appraisal coming in at \$500 per week, this property would appeal to investors looking to commence or expand their portfolio. For your opportunity to inspect, call Jenni today to arrange your private viewing or come along to the open homes. **DISCLAIMER:** Crowne Real Estate 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. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

- TWO LIVING AREAS INCLUDING FORMAL LOUNGE AND FAMILY ROOM
- MODERN KITCHEN WITH STONE BENCH TOPS, BREAKFAST BAR AND DISHWASHER
- FOUR GOOD SIZED BEDROOMS WITH CEILING FANS AND BUILT IN ROBES. MASTER WITH WALK IN ROBE AND ENSUITE WITH STONE TOP VANITY
- MAIN BATHROOM WITH FULL BATHTUB, SEPARATE SHOWER, VANITY WITH STONE TOP AND SEPARATE TOILET
- COVERED REAR ALFRESCO AREA
- LOW MAINTENANCE YARD
- SINGLE LOCK UP GARAGE WITH REMOTE ROLLER DOOR AND INTERNAL ACCESS TO THE HOME
- CLOSE TO PUBLIC AND PRIVATE SCHOOLS
- CLOSE TO SHOPS
- APPROX 10 MINUTES TO MAJOR SHOPPING CENTRE AND IPSWICH CBD
- EASY ACCESS TO WARREGO HIGHWAY FOR COMMUTERS TO BRISBANE OR TOOWOOMBA PLUS ELECTRIC RAIL TO BRISBANE
- CLOSE TO RAAF BASE AMBERLEY
- APPROX 40 MINUTES TO BRISBANE
- CURRENTLY TENANTED UNTIL 31/7/24 WITH THE LATEST RENTAL APPRAISAL \$500 PER WEEK