

**22 Cafferky Street, One Mile, Qld 4305**



**House For Sale**

Thursday, 13 June 2024

22 Cafferky Street, One Mile, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 750 m2**

**Type: House**



Helene Shephard

0732813800

## OFFERS CLOSED

TIMED SALE. OFFERS CLOSE TUESDAY 18TH JUNE 12.00 PM Offers close Tuesday 18/06/2024 at 12.00 pm please. This is a smart address. Brisbane International airport, door to door in 52 minutes. One Mile is connected to offer you the choice of a time efficient commute to Ipswich CBD and Yamanto Shopping centres or just stay local! Local bus less than 50 m away. RAAF base Amberley is minutes drive to the back gate. Perched on 750m<sup>2</sup>, usable land with a side access there is space to plan your future value adds. I invite your call to personally discuss your needs. From your Northern facing front veranda to the considerable alfresco entertaining area, you know, you are home! Please view the floor plan to understand how all this works for you. The property is currently zoned Residential Low Density. ALL THIS WILL MOVE YOU: • 17 METRES X 3.4 METRES REAR ALFRESCO LIVING. GET YOUR DANCING SHOES ON! ALL UNDERCOVER. GATHERING SPACE FOR YOUR FEASTS AND CELEBRATIONS. • NORTH FACING FRONT VERANDA TO WELCOME IN YOUR DAY. • INDEPENDENT LIVING ROOM OFFERS IMMEDIATE ACCESS TO THE FRONT VERANDA WITH COOL TILES IN THE ENTRY, CLIMATE CONTROL AND CEILING FAN AND SCREENING ALL COMPLETE. • FAMILY SIZED KITCHEN AND CONNECTED OPEN PLAN DINING. • ELECTRIC CERAMIC COOKTOP AND ELECTRIC OVEN, RANGE HOOD AND TRADITIONAL STORAGE. • DINING AREA IS SEAMLESS ACCESS TO THE ULTIMATE REAR ALFRESCO. YOUR SECOND LIVING ZONE. • 3 INDEPENDENT BEDROOMS. ALL PRESENT WITH CEILING FANS. • PRINCIPLE BEDROOM PRESENTS WITH BUILT-IN ROBES AND CLIMATE CONTROL PLUS CEILING FAN. • BEDROOM TWO AND THREE ENJOY CEILING FANS AND BUILT IN ROBES. • FRESH BATHROOM WITH ESSENTIAL STEP-IN SHOWER AND TRADITIONAL FAMILY BATH. • HEAT LAMPS FOR ADDED LUXURY. PRIVATE SEPARATE TOILET. • INTERNAL SPACIOUS LAUNDRY GEARED FOR THE FAMILY NEEDS OUTSIDE CONTINUES TO DELIVER: • 750M<sup>2</sup> OF A FAMILY YARD WHERE THERE IS ROOM TO BUILD A SHED (STCA), ADD A POOL, OR GO ORGANIC. • TRADITIONAL SINGLE SECURE CAR ACCOMMODATION (7.8 m long and 3 m wide). • EXCEPTIONAL ALFRESCO ENTERTAINING AND SECURE PLAY AREA. • RUN AND PLAY AND SET UP CRICKET. • MINDFUL LOW MAINTENANCE GARDENS WITH WELL ESTABLISHED GROWTH. • GARDEN SHED AND 2 x 2,500 LITRE WATER TANKS. • HIGH REAR FENCING WITH SECURE BOUNDARIES. • NBN FIBRE TO THE PREMISES. • COMPLIANT SMOKE ALARMS. • Owner occupiers' rates are \$457.60 per quarter. • Built in 1991. • NBN - Fibre to the curb. • Electric Hot water service 250 litres 2019. INVESTOR ALERT: We need you to help with our available rental homes! The rental appraisal on this property is between \$550 - \$580 per week. Investor ICC rates re \$556.60 per quarter. Here to help! CONNECTED LOCATION: Your One Mile Home is connected to the RAAF Base Amberley and the CBD of Ipswich. Enjoy the lifestyle of the community facilities. The Leichhardt swim centre with heated pool is delicious. George Alder Tennis Centre is under lights. Our sporting parks are excellent! Mini local group of shops take care of your daily needs. The local butchers' small goods are worth the walk. DRIVE TIMES: Immaculate Heart Primary School - 2 min / 1km George Alder Tennis Centre - 3 min / 1.5km Leichhardt Village with Post Office and local stores - 3 min / 1.8km Leichhardt swim centre with heated pool - 3 min / 2km West Ipswich IGA and retail sector - 5 min / 2.6km Sandy Gallop Golf Club - 5 min / 3.1km Ipswich Tulmar Place, CBD - 8 min / 4.5km 52 mins drive to the Brisbane Airport Make that one call to secure your position in this dynamic market. 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.