

# 23 Clay Street, West Ipswich, Qld 4305

CENTURY 21

## House For Sale

Wednesday, 25 October 2023

23 Clay Street, West Ipswich, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 668 m2

Type: House



Nikhil Doshi  
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## Just Listed

OPEN HOME: 2nd NOV THURSDAY 5PM -5:30PM An unmissable opportunity to purchase a beautiful home within one of Ipswich most sought-after locations. Situated on a 668 sqm block and moments away from shopping centre, local parks, public transport, restaurants and CBD. West Ipswich has a terrific reputation as a quiet, family-friendly suburb. Only minutes from some of the best schools in Ipswich! This home is guaranteed to suit all families. A modern and brand-new in the inside ensures optimal space and natural light, boasting an open and very functional use with views over the sparkling above ground swimming pool. Surrounded by other quality character homes, this property is perfect for first home buyers or investors! Features include: Spacious lounge, Separate dining 6.6KW Solar system Modern kitchen with 5 burner gas cooktop, dishwasher and oven. A Hugh Entertainment/Rumpus room Reverse cycle air-conditioning All 3 bedrooms have built in robes and ceiling fans Modern bathroom with stand alone bath tub and shower, toilet. Separate toilet downstairs Multiple storage rooms Polished timber floors throughout Huge back deck overlooking fully fenced Swimming pool and the back yard Hugh undercover Patio. Shed

West Ipswich State School: 4 min walk 300m Ipswich Grammar School: 2 min drive 600m University of Southern Queensland Ipswich: 4 min drive 2km Bremer State High School: 6 min drive 3km St Mary's College: 3 min drive, 1.4km St Mary's Primary School: 3 min drive, 1.4km St Edmund's College: 3 min drive, 1.4km Blair State School: 2 min drive 850m Only a 3 min drive, 1.5km to the fabulous Nicholas Street Precinct with markets and live events, children's play area, as well as great eateries and specialty shops Riverlink Shopping Centre & Limelight Cinemas: 3 minute drive, 1.7km Ipswich Hospital: 5 minute drive, 1.9km St Andrews Hospital: 5 minute drive, 2.1km Ipswich Central Train Station: 4 min drive, 1.5km

IF YOU DONT WANT TO MISS OUT ON THIS AMAZING OPPORTUNITY, CALL NIKHIL DOSHI NOW OR SEE US AT THE OPEN HOME!!! AS THIS OPPORTUNITY WILL BE GONE IN NO TIME!!!

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