

**23 Kendall Street, East Ipswich, Qld 4305**



**Sold House**

Friday, 22 September 2023

23 Kendall Street, East Ipswich, Qld 4305

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 632 m2**

**Type: House**



Kirsty Dutney Jones  
0415448020



Mike Jones  
0400515422

**\$815,000**

This impressive property will captivate you instantly with its character good looks and stunning presentation, beautifully framed by a classic white picket fence and established gardens. Situated on a fully fenced 632m<sup>2</sup> block and surrounded by similar quality homes, this double storey beauty offers so much more than your average property. The location is ideal with walking distance to train and bus services, Ipswich Girls Grammar School, and popular Queens Park while Ipswich CBD is less than 5 minutes by car. Stepping through the front gate, a tiled walkway leads you to the covered porch and through the solid front door where a tiled entry way welcomes you into the lower level of the home. Here you will find the main living areas including air-conditioned dining, kitchen and lounge room with ceiling fan and display niches. This space opens straight out onto the covered rear entertaining area through a wall of glass sliding doors which not only allow plenty of light into the home, but seamlessly blends indoor and outdoor living. The well-appointed kitchen offers plenty of bench and storage space including overhead cupboards, extra wide fridge space and large corner pantry, and the gloss timber finish on the breakfast bar adds a touch of class. Modern appliances include dishwasher, gas cooktop and built in electric oven however if you feel like a change, step outside and cook up a feast in the built in outdoor kitchen with three gas burners plus bbq plate, outdoor sink with mixer tap and an enormous tiled covered area overlooking the manicured backyard. The laundry is located with easy access to the back yard through an external door and features a full bench and large linen cupboard, and through here is a powder room with toilet and vanity. Additionally on this level is the first of not one, but two master suites consisting of a huge, air-conditioned bedroom, walk in robe and ensuite with shower, toilet, and vanity. Clever storage to the left of the front door makes use of the space under the stairs and the timber staircase is a feature itself. Upstairs is carpeted and consists of a central open leisure area with a further three bedrooms opening onto this space, and french doors lead you out to a covered front balcony which is a lovely spot to relax and unwind. The second master suite consists of a huge bedroom with walk in robe, air conditioning and ensuite, and there are two additional bedrooms with built in robes with mirrored sliding doors. These are serviced by the luxury main bathroom which has a large corner spa bath, separate shower, double vanity, and a laundry chute. Outside, the surprises continue with the lush established gardens and sandstone block retaining walls surrounding the central outdoor entertaining area with insulated ceiling panels and outdoor ceiling fan. There is a cubby house for the kids and tucked in behind this is a watertank to service the yards, and a large aviary. A huge 6x9 powered shed provides vehicle accommodation for two and also features a workshop with internet connected, The shed has water connected and there is an outdoor sink to wash up in after a day spent in the garden. This property captures the charm of the traditional character home that Ipswich is famous for and is sure to be popular with both owner occupiers and investors alike. The current rental appraisal is approx. \$700 to \$750 per week. For your opportunity to inspect all that is on offer here, call Kirsty 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.