

**26 Vivian Street, Eastern Heights, Qld 4305**

**Sold House**

Thursday, 14 September 2023



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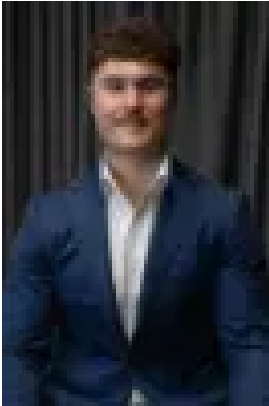
**Bedrooms: 3**

**Bathrooms: 1**

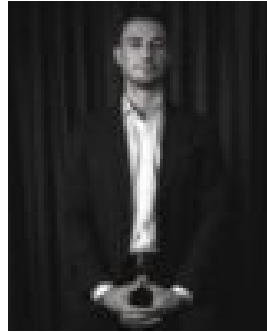
**Parkings: 2**

**Area: 637 m2**

**Type: House**



Charles Kimmorley  
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Brady Chant  
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**\$660,000**

Fully renovated and absolutely stunning, this immaculate family residence residing on a generous 637m2 allotment, provides an opportunity for the modern family to move in, unpack and start living your most luxurious life before Christmas. The quality of the workmanship and the calibre of the fixtures and fittings is a cut above anything else available in the Ipswich real estate market today! With gorgeous street appeal, framed with established trees and gardens set foot to the ultimate family entertainer. Where morning/afternoon refreshments can be enjoyed on the verandah, enter where your forever home awaits... Upon entry, you'll immediately fall in love with the freshly polished floors accompanied by the neutral colour tones leading you into the open plan living/dining room with an elegant kitchen inviting the chefs of the house to get messy. Offering an abundance of storage and cabinetry, in combination with stone bench tops, new appliances & a handy dishwasher included - this kitchen is sure to be a chef's dream! The family entertainer effortlessly boasts three grand bedrooms, one stunning central bathroom, a spacious rumpus downstairs (kids retreat), a brand-new deck off the rear overlooking the perfectly flat 637m2 where the gorgeous fully secluded in-ground pool awaits - just in time for all your summer activities! This feature packed family home is located in ever popular Eastern Heights so of course you have access to all the amenities associated with Eastern Heights. These include the Riverlink Shopping development, Raceview Shopping Centre, Booval Shopping Centre, Raceview Tavern and Brothers Leagues Club plus the Raceview State School, Bremer State High School, Bethany Lutheran private School and Ipswich Girls and Boys Grammar Schools. There is bus transport to all of Ipswich's other private primary and secondary schools as well as to the CBD and electric train to Brisbane. Ipswich City Council Rates: \$500 per quarter (subject to change) Queensland Urban Utilities: \$232 per quarter plus consumption (subject to change) Listing Agent: Charles Kimmorley & Brady Chant Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ripley - The Kimmorley Group Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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 inquiries to verify the information contained in this advertisement.