

**260 Whitehill Road, Raceview, Qld 4305**



**Sold House**

Saturday, 19 August 2023

260 Whitehill Road, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



LJ Hooker

## Contact agent

At this price, you better not procrastinate, this is a great opportunity to own your own home or for such a little price in today's booming market. Ideally suited to the down sizer, first homeowner or the astute investor being currently rented to a perfect tenant who has rented this very neat clean and tidy home for the last 8 years. Centrally located this value packed home sits on a flat, flood free 607m<sup>2</sup> block and is located close to both primary and secondary schools, parks, public transport, shopping centre and a short drive to Ipswich CDB, hospital, University and access to major highways. The home was built around the late 1970's early 80's and is constructed with a hardiplank exterior and is on steel stumps. There is no need for repainting or new floor coverings the house is in good condition. All 3 bedrooms are airconditioned and each have a ceiling fan with the master bedroom boasting a large built-in wardrobe. The kitchen has some overhead cupboards for your convenience and with the separate meals area there is room for the whole family. The spacious living room is also air conditioned for your comfort. The bathroom has a shower over the bath and is in good condition. With security screens on all doors and windows for peace of mind you will feel right at home. Cool off on the front weatherproof patio or sit on the compact rear deck you have the best of both worlds. The carport is adjacent to the home with access to the fully secured rear yard with 2 garden sheds or you might just want to build one big Colourbond shed. The home backs onto a govt owned nature strip so you will never have any rear neighbours. On the bus route to all schools, university and hospital. 3 major shopping centres are all within a short 5 minute drive. As you can see with all this on offer it really is a well-priced value packed home with very little to do. Yep there is not many being offered for sale at this price these days this is a very affordable home in today's market. Features: . Very affordable home especially in today's market. Why Rent!. Neat and tidy hardiplank 3 bedroom home on steel stumps . All 3 bedrooms are air conditioned and have ceiling fans . Separate air conditioned living room and meals area. Renovated bathroom, good condition with the floor coverings & paint. Front weatherproof patio and compact rear deck. Flat flood free 607m<sup>2</sup> fully secured block backs onto govt owned nature strip. No rear neighbours. Vehicle access to rear yard with room for the huge shed. On the bus route to all schools, university and hospitals. 3 major shopping centres within a mere 5 minute drive. Huge value opportunity not many left at this price. Suit all buyers 8 year tenant in place paying \$310 p/wk. Current market value rent is now a healthy \$390 per week