

**27 Joyce Street, Karalee, QLD, 4306**

**Sold House**

Thursday, 13 April 2023



27 Joyce Street, Karalee, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Carrie Bischoff

## **SOLD BY CARRIE BISCHOFF**

SOLD BY CARRIE BISCHOFF

JUST LISTED! HIGH & DRY IN KARALEE

Located High and Dry in the 2022 flooding event and not cut off from local amenities!! This MODERN 5 YEAR OLD home on an elevated, north facing 450sqm block is astute buying at its best! Whether you are looking for a great sized family home OR a fantastic investment property with great returns, THIS IS IT.

Located close to everything including Karalee Shopping Precinct, Karalee Primary School and Childcare Centres, Ipswich CBD, the Warrego Highway for an easy commute to Brisbane, Ipswich & Kenmore Secondary schools, Dinmore train station, and local community spaces such as the ever-popular Colleges Crossing.

This 4-bedroom spacious and functional family home with 2 bathrooms, open plan living area and double lock up garage, is situated on a fully fenced 450sqm allotment. With a pleasing floorplan design and modern fixtures and fittings throughout. Offering 4 good sized bedrooms with built in robes and ceiling fans. The main bedroom is privately located at the front of the home and is complete with air-conditioning, large walk through robe and ensuite.

The hub of the home is the large open design and air-conditioned lounge/dining/kitchen area that opens onto the south facing covered rear patio. The two-tone kitchen space is well equipped with stone benchtop breakfast bar, ceramic cooktop, under bench electric oven, under bench microwave provision, pantry, dishwasher and room for a double door fridge. The modern main bathroom and separate wc are tucked away down a separate hallway with a double sized linen cupboard leading to 3 good sized bedrooms located at the rear of the home. Low maintenance, fully fenced back yard with enough room to kick a ball around with the kids.

Features include:

- Elevated 450m2 Block of Land
- Fully Fenced for the Kids and Pets
- 4 Bedrooms with Built in Robes
- 2 Stylish Bathrooms
- Air conditioned Master Bedroom with Walk through Robe & Ensuite
- Open Plan Kitchen + Dining + Living Rooms
- Alfresco Entertaining – Under Roof line
- Double Lock Up Garage – Remote Controlled
- Electric Cooktop + Oven
- Electric Hot Water + Dishwasher
- Modern Led Lighting Throughout
- Reverse Cycle Air-conditioning + Ceiling Fans
- Fully security screened
- Established Lawns & Gardens
- High & Dry Not affected by 2011 / 2022 Floods

FASTIDIOUS TENANT currently residing. Lease in place until August 2022. Currently paying \$410 per week. Appraised at \$450 per week.

Urban Utilities – access charge for water and sewerage - \$210.73 per quarter  
Council rates - \$572.55 per quarter

Karalee offers a peaceful family-friendly atmosphere, convenient access to Ipswich CBD, and Brisbane. Walking distance to Karalee Shopping Centre, which includes Woolworths, Coles, Dentist, Medical Centre, Hairdressers and Vet.

Ipswich CBD, private and state schools are only a hop step and a jump away. School bus stop only a short walk to end of the street. Additionally, Kenmore Shopping Village only a mere 20 minutes drive meaning nothing is out of reach!