

# 29 Lilley Terrace, Chuwar, Qld 4306

Place. 

## House For Sale

Wednesday, 8 May 2024

29 Lilley Terrace, Chuwar, Qld 4306

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 317 m2**

**Type: House**



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## JUST LISTED!!

**\*\* SUPERB INVESTMENT OPPORTUNITY WITH LONG-TERM TENANTS IN PLACE!! \*\* HOT GROWTH CHUWAR PRECINCT - WALK TO SHOPS, TAKE-AWAYS, GYM, MEDICAL!! \*\* SUPER LOW MAINTENANCE BLOCK IN QUIET STREET + FLOOD-FREE LOCATION!! \*\* SUIT SAVVY INVESTOR OR OWNER OCCUPIER WHO CAN DELAY MOVING IN!!** Welcome to 29 Lilley Terrace, the perfect property ideally suited to an investor, though equally appealing to downsizers or first time home buyers! With long term tenants in place, you can secure this property with guaranteed rent whilst you decide what suits your future situation! Situated in a convenient pocket of Chuwar, and only minutes to the Karalee Shopping Village, this low maintenance home represents great value and a scope to really make it your own! This little gem packs a punch, offering a great design flow for easy family living. The master bedroom with modern ensuite and WIR is followed by two additional bedrooms (both with built-ins). These are serviced by the family bathroom, with large tub and separate shower. The lounge and living/dining spaces are situated on either side of the kitchen, creating dual living spaces for your comfort. The kitchen has great storage and bench space, gas cooktop, double fridge space, large pantry and dishwasher. Entertaining is made easy with the kitchen flowing into the dining/living and then out to the patio beyond! The fenced 317m<sup>2</sup> block allows minimal maintenance, whilst still offering a front and rear lawn plus small garden area. Proximity to Ipswich CBD and the Warrego Highway makes commuting hassle free, and with Mt Crosby State School only minutes away, plus the many options of a variety of public and private Ipswich and Brisbane high school choices - Chuwar is an excellent choice! Features: **\*\* DUAL LIVING AREAS \*\* BUILT-INS & CEILING FANS IN ALL BEDROOMS \*\* MASTER WITH ENSUITE AND WIR \*\* GREAT SIZED TUB + SEPARATE SHOWER IN MAIN BATHROOM \*\* EXTRUDING VANITY WITH UNDER BENCH STORAGE IN BOTH BATHROOMS \*\* AMPLE STORAGE IN KITCHEN WITH EASY CARE TILES \*\* GAS COOKTOP \*\* DOUBLE FRIDGE SPACE \*\* DISHWASHER \*\* GENEROUS BUILT-IN PANTRY \*\* INTERNAL LAUNDRY WITH EXTERIOR ACCESS \*\* MODEST ALFRESCO \*\* WATER TANK \*\* NEUTRAL COLOUR PALETTE \*\* 317m<sup>2</sup> BLOCK \*\* SINGLE CAR GARAGE WITH INTERNAL AND EXTERNAL ACCESS** LONG TERM TENANTS IN PLACE - Current lease until 20/06/2025. CURRENT RENT - \$415 per Week. COUNCIL RATES - \$524 Per QTR (approx) WATER ACCESS FEE - \$229 Per QTR (approx) LOCATION!! LOCATION!! **\*\* Walk to Karalee Village for major retail chains including Coles, Woolworths, Take-away & Cafe options, Choice of Gyms, Medical Centre, Chemist & Specialty Stores \*\* 5 Minutes to Karalee State School, Mt Crosby State School or Tivoli State School \*\* 10 Minutes to Park & Ride rail for relaxed 45min commute to Brisbane CBD \*\* 10 Minutes to COSTCO \*\* 12 Minutes to Ipswich CBD & Private Schools, UQ Ipswich Campus & more \*\* Easy access to Warrego Highway for commuters to Brisbane (40mins), Toowoomba & Gold Coast (60mins)** HAVE YOU HEARD OF CHUWAR? Chuwar is an elevated, family friendly suburb located within the Ipswich City Council, sharing a border with Brisbane City Council and separated by a majestic section of the Brisbane River. It has a population of 2,244 people, with an average age of 37 and many of those residents (79%) being owner occupiers. In addition to its demographic profile, Chuwar is known for its leafy, acreage lifestyle properties with large homes on acreage parcels together with more convenient living on small allotments with parcels of 600-800sqm. The suburb is characterized by its tranquil natural surroundings including bushland, recreational spaces including Colleges Crossing parklands and boat ramp plus additional nearby parks and the endless benefits of riverside living. Locals enjoy a movie or two at the nearby Tivoli Drive-In and the nearby bustling shopping precinct of the Karalee Shopping Village offers Coles and Woolworths, Medical Precinct, Café and takeaway facilities. All within easy access to multiple state and private schools and the Warrego Highway and Ipswich motorway. DID YOU KNOW? Ipswich City occupies over 1,000 square kilometres of prime, centralised locale and is the key hub between South-East Queensland's Major Cities. From the Gold Coast to the South, the Sunshine Coast to the north, Brisbane City to the east and Toowoomba to the west, Ipswich enjoys its position as one of Queensland's vital communities. Experiencing substantial growth, the area holds the title of Queensland's fastest growing area with its 231,000 strong population set to double over the next two decades. Serving as the central point for the surrounding regions, the city boasts both a culturally rich history and an opportunity rich future, with strong employment prospects in its many industries. Contact Carrie & Richard today to secure your inspection of this very sought after property in the heart of one of the West's best and most affordable suburbs! Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Place Karalee will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate. This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property

into a price bracket for website functionality purposes.