

3 Kynance Street, Leichhardt, Qld 4305



Sold House

Saturday, 27 April 2024

3 Kynance Street, Leichhardt, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



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\$569,990

3 Kynance Street in Leichhardt presents a completely flood free opportunity often sought and rarely found; an immaculately kept home being offered to market for the first time, having been lovingly cared for for close to 43 years by its current owner. Whether you're in the market for your first place to call home, or an investment property where the maintenance has already been completed for you, this is a property to put on your wish list with fresh, neutral internal paint throughout, and spectacular hardwood flooring throughout that have just been sanded and polished recently, after being preserved under carpet previously. The floorplan is larger than most, with a sunlit entry hall / sunroom / study, and an expansive air-conditioned lounge room with ceiling fans and an adjoining designated open plan dining area next to the kitchen. While the kitchen is of age, it is in pristine condition, and would likely suit another few years if needed while you budget or plan your new kitchen design. The postwar construction and floorplan layout leave the next buyer with masses of opportunity to open the space up expanding on an alfresco terrace or deck to take advantage of the North-Facing backyard. The home is split-level, with two steps up to the hallway, linen cupboards and three spacious bedrooms, all of generous size, each with ceiling fans, and two with built in robes. The toilet is separate and adjacent to the bathroom, where shower and bath are separate. The bathroom is incredibly well-kept and services the home very well; some tile paint, tap-wear and a new vanity would retain the life of this room for many years and would keep your family or tenants happy too. Sitting on 607m² land your next home is feature packed; there is fully fenced, level, grassed backyard with two large water tanks, a garden shed, a hills-hoist clothesline and size access for cars, caravans or boats. Sweet dreams are made of these: - Fresh neutral paint throughout inside - Flood free - Freshly polished timber flooring throughout - Larger floorplan than most at 148m² - Sunroom or study - 3 bedrooms are all of good size - Air-conditioning in the lounge room - Immaculately cared for - neat as a pin - Two water tanks - Garden shed - Large laundry - Spacious lounge, adjacent dining area - Hills-hoist clothesline Ipswich City Council rates: \$457.60 per quarter 3 Kynance Street is in a locations oozing convenience; Leichhardt State School is at the end of the street, with bus routes 3 doors down, Ipswich City Golf Club moments away, and Ipswich Early Education and Preschool within walking distance. Wulkuraka Railway Station is 1.8km away, Riverlink Shopping Centre is under 5km away and the University of Southern QLD only 3.6km away. Call Nick Bowen today to arrange your private inspection, or you might just miss out!