

30 Allen Street, North Ipswich, Qld 4305



Sold House

Friday, 18 August 2023

30 Allen Street, North Ipswich, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House

\$465,000

Sitting high and dry on a huge elevated 1012m² block this property is in a prime position which offers unlimited potential for the new owner. For the homeowner wanting to get into the market at entry level this property provides the space to extend in the future while enjoying this family home for the comfortability of living already on offer. For the astute investor this is certainly a property that offers a "land bank" for the future. The house sits at the front of the huge block which (STCA) may allow for subdivision or a granny flat at the back of the block by removing the carport from the side of the house to gain side access. Let's walk around the house:

- Three spacious bedrooms with air-conditioners and fans; two with built-in robes
- Open plan living area with wood heater, air-conditioner and fans
- Eat-in kitchen with breakfast bar, electric cooking, dishwasher, great storage options
- Bathroom with shower-over-bath configuration, toilet and updated vanity
- Internal laundry with extensive storage
- Polished timber hardwood floors for low maintenance living
- Solar system to save on electricity costs

What's outside:

- Tandem carport to house two vehicles
- Easily maintained fenced front yard
- Running water feature through landscaping in front yard
- Fully fenced backyard with children's play equipment
- Two garden sheds and a chook house
- Terraced firepit area under a canopy of trees

From an investment perspective:

- Current lease ends 12th November 2023 (the property may become available earlier for interested owner occupiers)
- Updated rental appraisal \$450 - \$475 per week

Conveniences of this prime location:

- Bus stop at the front door
- 3-minute drive to Warrego Highway
- 2-minute drive to shops
- 2-minute drive to Tivoli State School
- 3-minute drive to St Joseph's Primary School
- 4-minute drive to Ipswich State High School
- 8-minute drive to St Mary's College; St Edmunds College; Ipswich Grammar School
- 6-minute drive to Riverlink Shopping Centre
- 40-minute drive to Brisbane CBD

Opportunities like this don't come along every day for either families or investors. Call Del Marschke today!

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