

32 Balaclava Street, Churchill, Qld 4305

Sold House

Friday, 18 August 2023



32 Balaclava Street, Churchill, Qld 4305

Bedrooms: 3

Bathrooms: 1

Area: 5925 m2

Type: House



Matt Drayton
0435019874

\$400,000

Here is your chance to secure this renovator delight on four (4) lots on two (2) separate titles totalling 5,925m² of land all with town water and only 7 minutes from the Ipswich CBD. The property is bordered by the Deebing Creek so a large section of the property was affected by flood waters in past flood events so you may only be able to build on two (2) of the four (4) lots (subject to Ipswich City Council Approval). In order to build you would have to build above existing flood heights or you may simply choose to renovate the existing home and build the largest shed, Alternatively, you can keep horses on the property or the site would be perfect for tradies who need to park a fleet of vehicles, store loads of building supplies or who need space to build a giant shed. Ipswich City Council Rates: \$573 per quarter (subject to change) Water Charges: \$232 per quarter plus consumption (subject to change) Situated close to local schools, this house ensures that educational facilities are within easy reach, making it an ideal choice for families. Furthermore, the proximity to the Ipswich CBD means that a wide array of shopping, dining, and entertainment options are just a short distance away, ensuring a vibrant and dynamic lifestyle. Nearby Locations: • 7 minutes - Ipswich CBD • 8 minutes - Ipswich Train Station • 2 minutes - Churchill State School • 5 minutes - Bremer State High School Listing Agent: Steve Athanates NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.