

33 - 35 Lobb Street, Churchill, Qld 4305



Sold House

Thursday, 11 April 2024

33 - 35 Lobb Street, Churchill, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1307 m2

Type: House



Venita Daw

0733897177

\$491,000

This property sits on a 1307m² allotment with zoning – LB07 – Local Business and Industry and is situated on 2 separate titles. The main residence offers a renovated 3 bedroom highset home. BOOK YOUR PRIVATE INSPECTION TODAY to view this great investment opportunity. THE SPECIALS FEATURES OF THIS PROPERTY INCLUDE- • 3 Spacious bedrooms with new plush pile carpet – one bedroom with ceiling fan and access to a private rear balcony • Lounge room area with timber laminate flooring • Kitchen/Dining area at the rear of the home with access to a rear covered timber deck, rear yard and under house areas • Kitchen with laminated bench tops, dishwasher, range hood, electric cook top, electric wall oven • Main bathroom to service the home comes complete with separate shower, soak tub, toilet and single vanity unit • Rear Timber covered deck area at the rear of the home • Laundry room downstairs under the home • Double carport • Double lock up shed • Ipswich City Council Rates – \$320 - \$350 per quarter approximation • QUU Water Rates – \$600 - \$650 per quarter approximation • Property built in 1950 • Rental appraisal of \$460 - \$480 per week for Residential – Higher returns for a Commercial Lease and dependant upon ICC approvals – 88M² • Flood event affected - for further information check ICC flood maps • LOCATION FEATURES – Within 2 Minutes to West Ipswich Home Makers Centre – Spot Light and Bunnings and West Ipswich State School, 5 Minutes to Ipswich CBD, Ipswich Train Station and Ipswich Hospital, 7 Minutes to Riverlink Shopping centre, 45 Minutes to Brisbane CBD DON'T DELAY on this one – great low purchase price to get you into the property ownership market. CALL ME to arrange your private inspection. Follow us on Facebook & Instagram. DISCLAIMER: Whilst Shield Management has taken every care in the preparation of the information contained in this advertisement so it is true and correct, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Any interested parties should make their own inquiries to verify the information contained in this advertisement. Property Code: 677