

35 Langridge Street, Raceview, Qld 4305



Sold House

Thursday, 24 August 2023

35 Langridge Street, Raceview, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 667 m2

Type: House



Luke Athanates

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\$560,000

Nestled on a charming and tranquil street in Raceview, this exceptional house at 35 Langridge Street effortlessly combines modern comfort, eco-friendliness, and a warm ambiance to create a truly inviting living space. Positioned within its landscaped surroundings, the house features a fully fenced yard that ensures privacy and security while offering a serene outdoor oasis for relaxation and outdoor activities. The abundant greenery enveloping the property blends seamlessly with the architecture, forming a picturesque setting that beckons you to unwind and enjoy the surroundings. The 4.0KW solar panels on the roof harness abundant sunlight, converting it into clean and renewable energy. This not only reduces the carbon footprint but also leads to significant cost savings, reflecting the harmony between modern living and environmental responsibility. Inside, the meticulously designed interior exudes both style and comfort. Three well-appointed bedrooms are thoughtfully laid out, with the master bedroom situated at the front of the house. Featuring carpeting and elegant plantation shutters, it provides a private retreat to unwind after a long day. Two impeccably designed bathrooms offer convenience, featuring modern fixtures and finishes. These bathrooms provide an inviting ambiance for all your self-care needs. The living room, located at the front of the house, bathes in natural light and offers a welcoming space for relaxation and entertainment. The open-plan layout seamlessly integrates the dining room and kitchen areas, promoting togetherness while maintaining distinct spaces. The kitchen is a culinary haven, equipped with modern appliances, ample storage, and sleek countertops. Adjacent to the kitchen, the dining room opens to a spacious covered patio. This covered patio is the perfect place for gatherings, whether it's a barbecue, a family meal, or simply enjoying the fresh air. It provides an extension of the living area, offering an ideal setting for various occasions. An adaptable office space can easily transform into an additional bedroom to suit your needs, whether for remote work, guests, or hobbies. At the back of the house, two bedrooms feature built-in wardrobes for storage solutions while maintaining an uncluttered aesthetic. The third bedroom includes a split system air conditioner for personalized climate control. For the investors, this feature-packed family home is currently vacant but has been rent appraised at \$500 per week. Ipswich Council Rates: \$409 per quarter - subject to change. Water Charges: \$211 per quarter (plus consumption) - subject to change. Nearby Locations: • 1 Minute walk to the nearest bus stop • 2 Minute drive to Raceview State School • 5 Minute drive to the Raceview Hotel • 5 Minutes to the nearest Coles or Woolworths • Within walking distance of multiple parks and recreational areas • Within 10 minutes of the USQ Ipswich campus • Within 10 minutes of the Ipswich CBD • Within 40 minutes of the Brisbane CBD. Most importantly, this house has been priced to sell quickly at offers over \$519,000. Listing Agent: Steve Athanates Call me for an exclusive private viewing. Don't be disappointed - I'm waiting for your call. 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.