

37 Stuart Street, Eastern Heights, Qld 4305



Sold House

Thursday, 17 August 2023

37 Stuart Street, Eastern Heights, Qld 4305

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 715 m2

Type: House

Contact agent

Plan for Dual Income as an Investor as your Granny Flat is Built, with the addition of separate Water Metre & Kitchenette, maximise your returns in a Blue Chip, Central Ipswich Suburb without the hassle of Building. Large configuration of a spacious cosy family home that has a fantastic feel and warmth, freshly painted, newly laid tiled bathroom & toilets, newly laid flooring in the living, with tasteful modern touches and a neutral palette throughout. The design of this home has been updated for this era of living to reflect our modern lifestyle. It is a balance of engaging with the outdoors, while providing elegant, light filled space for family living. The traditional wide front veranda is the perfect spot to start your day, capturing the morning sun filtering through the foliage. It has a large outdoor courtyard and entertainment area, a low maintenance garden to potter around and watch the kids play, safe & secure in the fully fenced yard. This is a Tastefully Transformed Dual Living layout that has been purposefully designed to help you to repay your mortgage quicker.

Main Dwelling • 3 Bedrooms with walk in wardrobe • 1 Bathroom (newly tiled) & Shower • Large laundry room (newly tiled) • Massive storage area • 2 toilets • Air-conditioned living engages effortlessly with alfresco (newly tiled) • Expansive kitchen with dishwasher and electric cooking • Large backyard offering ample space for summer barbecues and relaxation

Secondary Dwelling An elegant transformation of a lowset brick home, a blend of traditional double brick and modernized interior with raked ceilings. The 15.6 meter long east facing veranda is ideal to open the glass sliding doors and sleep with a gentle breeze. • 2 bedrooms • 1 large Master Bedroom with living and home office • 1 contemporary bathroom and shower and European laundry • 2 toilets • Outdoor living

Your creative imagination could transform it into a perfect home-based business such as beautician, hair salon, professional services (accountant, lawyer, chiropractor) or anyone who works from home. It could also be a granny flat or a teenage retreat or for visiting family or a rental that will help to reduce the mortgage. The property is powered by 4.6 kw solar system which allows you cost savings on your electricity bill. The Ground • 715 m2 flood free location • Low maintenance Garden • 2 water tanks. 13,000 litres • 4.6 kw of solar - 27 solar panels • Garage (2 tandem car parking) • Garden shed • Rates \$473 (qtr)

DRIVE TIME: • Silkstone State School - 11 mins walk / 950m • Silkstone Village - 3 min walk / 270m • Queens Park - 12 min walk / 1km • Amaze Early Education Centre (Preschool & Child Care Centre) - 12 min walk / 950m • Limestone Park - 3 min drive / 1.5km • Booval Fair Shopping Centre - 4 min drive / 1.9km • CBD IPSWICH - 6 min drive / 2.5km • BRISBANE CBD - 51 min drive / 41.8

PRIME LOCATION. All this modern living, in a traditional setting, is within walking distance to the Silkstone Village - health wellness, local eateries, coffee shops, and services hub. Your area is serviced by many award winning private and public education facilities including the Ipswich Central School and numerous sporting venues. Welcome to Ipswich. A proud Past, an exciting Present and a strong Future! Do not miss this incredible opportunity. Please contact Helene Shephard to arrange an inspection.

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