

**38/11 Newtown Street, East Ipswich, Qld 4305**

**Townhouse For Sale**

Thursday, 14 March 2024



38/11 Newtown Street, East Ipswich, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 156 m2**

**Type: Townhouse**



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## Offers Over \$399,000

Presenting this beautifully maintained high-set townhouse in a gated complex with a pool, you won't be disappointed at its location and presentation. Located in poplar east Ipswich, hides this wonderful gated community offering a tight knit community feeling all within walking distance to shops, schools and more. Property features:

- Spacious master with air-conditioning, ceiling fans, ensuite & large walk-in robe.
- Remaining 2 bedrooms are equally impressive in size and feature ceiling fans & large built-in robes.
- Stylish main bathroom features a large modern vanity, large shower, bath tub and separate toilet
- Spacious air-conditioned living room which comfortably accommodated the largest of lounge suites.
- Kitchen boasts loads of bench & cupboards space, large corner pantry, electrical cooktop and oven.
- Adjoining dining rooms offers direct access outdoors to the private and secure fully fenced rear yard – ideal for pets and children.
- Secure lock up garage with internal access
- Internal laundry
- Balcony overlooks quiet complex
- Gated community estate
- Community pool and undercover BBQ area

Positioned in a quiet cul-de-sac this modern property is ideally located just a short stroll to Ipswich Girls' Grammar School, Silkstone State School, parkland, buses and the recently upgraded East Ipswich train station. Less than 5 minutes to Ipswich CBD, Riverlink Shopping Centre, Booval Fair Shopping Centre, hospitals and more, this renovator ticks all the boxes!

For the Investor: Current Rental appraisal - \$470-\$480/week  
Body Corporate - \$1004/quarter  
Rates - \$465/quarter  
Water - \$325/quarter

There is no time to waste when it comes to this opportunity. It is perfect for young couples just getting started, mature couples looking to downsize, Investors and everyone else in between. You will need to be quick or it will be gone! Contact Geoff Paulsen & Ally Briscoe for your welcomed inspection. **DISCLAIMER:** Crowne Real Estate has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.