

**38 Canning Street, North Ipswich, Qld 4305**



**Sold House**

Sunday, 13 August 2023

38 Canning Street, North Ipswich, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**

**\$387,380**

Imagine a home where you can walk to the CBD of Ipswich plus value add to! We are vacant and ready for a new custodian. Imagine the future of this home with a second dwelling placed on the block! (STCA) Complete with traditional 2.8-meter-high VJ ceilings and walls. The horizontal timber boards reflect her original build timeline. Please view the floor plan to understand the layout of our Queensland living. Private, front veranda, will quickly become your morning go to space. Yoga anyone? Zoned Character Housing Low Density, your piece of Ipswich History has to stay in her location. Please call your Agent for more details and I look forward to welcoming you to your future! Your rental return on this home would be between \$440 - \$470 per week. COME INSIDE: • SUNLIT FRONT ENTRY WELCOMES YOU IN. • SEPARATE LIVING ROOM PRESENTS WITH SPLIT SYSTEM A/C. • KITCHEN AND DINING ROOM COMBO. • NEW BATHROOM COMPLETE WITH TILED FINISH. • THREE INDEPENDENT BEDROOMS. NBN Fibre to the curb, Ipswich City Council rates are approx. \$376.23 per quarter. OUTDOORS AND LAND HISTORY: We are fenced and secure with a blank canvas yard to create what works for you at your new space. The land value is \$160,000 with a 19.9 m frontage, 49.9 m deep boundary. Zoned Character Low Density. Carport presents in two sections - Section one: 2.85 m wide, 5 m long and 2.1 m high. Section two: 2.86 m wide x 5 m long 2.1 m high. Water history: Please speak to the Agent to request the historical water lines. 2022 - No water under the house or front yard. A quarter of the rear yard saw 1.4 meters on the bottom rear. 2011 - Water across the block and nil inside the home. 3.9 m at the rear and 0.4 m at the front of the block. In 1974 water did cross the land. Your Agent has the maps available for you. A STRONG FUTURE. PRIME LOCATION. WALK TIME: Ipswich North State School - 7 min walk / 600m Riverlink Shopping Centre - 14 min walk / 1.1km Ipswich Train Station - 15 min walk / 1.2km The Workshops Rail Museum - 15 min walk / 1.2km Ipswich Library - 16 min walk / 1.3km Ipswich CBD - 16 min walk / 1.2km DRIVE TIME: St Mary's College - 4 min drive / 1.8km Ipswich Grammar School - 4 min drive / 2.1km St Edmund's College - 5 min drive / 2km Ipswich Special School - 6 min drive / 2.2km Ipswich Girls' Grammar School - 6 min drive / 2.5km Brisbane CBD - 41 min drive / 42.8km All this mindful living, in a traditional setting, is within walking distance of the Riverlink Shopping Centre, North Ipswich State School, CBD, coffee shops, rail and more. Walk to the Ipswich Central Rail Station for a direct commute to the CBD Brisbane. Connect to the Ipswich Motorway Highway for direct access to the Western suburbs and 40 Mins to the Airport. Welcome to North Ipswich. A proud Past, an exciting Present and a strong Future! DISCLAIMER: First National Action Realty 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.