

# 4 Thomas Street, Sadliers Crossing, Qld 4305



## House For Sale

Wednesday, 8 November 2023

4 Thomas Street, Sadliers Crossing, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 503 m2

Type: House



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## OFFERS OVER \$529,000

For the love of tradition in a gentle neighborhood with walk to rail and CBD. Her character is fully embraced and respected with the grace of 2.8 m ceilings, original timber floors and French doors leading to the flex space of the front veranda. Welcome Home. One of the reasons you will embrace this home is her location. Walk to the Ipswich Grammar School, St Mary's School and St Edmond's College, plus the Blair State School. Walk to the CBD of Ipswich. This address provides a gentle lifestyle while being exceptionally connected. We are vacant and ready for you right now! DISCOVER: ● 1 FRONT VERANDA WITH FRENCH DOORS. LOUVRES DIRECT WELCOME BREEZES. ● 3 INDEPENDENT TRADITIONAL BEDROOMS. PRIMARY WITH FRENCH DOORS. ● BUILT-IN ROBES TO ALL THREE BEDROOMS. ● 1 MAIN LIVING AREA WITH AIR CONDITIONING, FAN AND DANCING ROOM. ● FAMILY LIGHT FILLED KITCHEN. AMPLE BENCH TOP ROOM AND STORAGE WITH THE ORIGINAL MANTEL IN PLACE AND THE ORIGINAL STOVE ALCOVE. ELECTRIC OVEN AND STOVE. LOVE THE CEILING FAN. ● 1 FRESH TRADITIONAL FAMILY BATHROOM WITH A FULL BATH. ● 1 FUNCTIONAL OUT HOUSE. (Garden Party anyone?) ● MODEST LAUNDRY IS DOWN STAIRS, COMPLETE WITH DOUBLE CEMENT TROUGHS. LOCAL HISTORY WITH THE ORIGINAL COB AND CO ROUTE.\* according to local knowledge 4 Thomas Street Sadliers Crossing serviced the passengers of the Coaches who arrived at the property just across the road. What is now the front bedroom was a shop where nourishment and refreshments were available. I invite you to share your knowledge. THE SHED. CARPORT. YARD ACCESS AND ELEVATION ON 503 M2. ● FULLY FENCED SECURE BOUNDARIES. PRIVATE FRONT FENCES. ● 6 M X 4 M POWERED SHED. ● 5.5 M LONG CARPORT WITH 2.35 M CLEARANCE AND 2.95 M WIDTH. ● FULL REAR YARD ACCESS. ● ELEVATED VIEWS TO THE TREE TOPS AND BORROWED LANDSCAPE. ● MATURE TREES FOR SHADE ARE HAMMOCK READY. ● GARDEN PARTY AND LONG LUNCH READY. ● PERFECTLY SECURE FOR CHILDREN AND PETS. EXTRAS TO EXPECT : Every now and then a property, which has been well maintained and cared for, presents to the market. This home is move-in ready and ready to just enjoy. The value add here is to build a deck, embrace the yard and or lift her to a new height and build under. ● INSECT SCREENING. SECURITY DOORS TO THE FRONT AND REAR DOORS. ● BUILT-IN ROBES TO ALL THREE BEDROOMS. ● 4 FRONT STEPS AND 9 REAR STEPS. ● New roof approx. 10 years ago. ● External paint completed within the last two years. ● Zoned character housing mixed density. Flood free. Under mined free. ● Current rental appraisal \$460.00 to \$500.00 per week. ● NBN FTTP. ● Easy gardens with room to plant out or just go native. ● Private secure yard is well fenced for pets and children. LOCATION. LOCATION. LOCATION. All this modern living, in a traditional setting, is within walking distance to the Blair State School, Ipswich Grammar School, St Mary's and St Edmund's College, Kindergarten's, Top of Town, coffee shops and more. Your area is serviced by all the modern facilities Ipswich is famous for. Convenient access to Ipswich Hospital, St Andrew's Ipswich and the Ipswich CBD. WALK TIMES: Thomas Street Train Station - 4 min walk / 300m Bunnings West Ipswich - 9 min / 600m Coles West Ipswich - 10 min / 700m Ipswich West Special School - 10 min / 700m Ipswich Grammar School - 12 min / 950m Blair State School - 12 min / 900m St Edmund's College - 22 min / 1.6km St Mary's Primary School - 22 min / 1.6km DRIVE TIMES: Ipswich Hospital - 3 min / 1.3km Ipswich CBD - 5 min / 1.9km St Andrew's Ipswich Private Hospital - 5 min / 2.1km Coles Ipswich - 6 min / 2.3km University of Southern Qld - 5 min / 2.7km DYNAMIC MIX OF OLD AND NEW Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future. OUR GROWING REGION. Spanning an area of 1,090 km<sup>2</sup>, Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centres surrounding Ipswich Central. Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities. Welcome to North

Ipswich. A proud Past, an exciting Present and a strong Future! Welcome Home!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.