

40 Phyllis Street, Eastern Heights, Qld 4305

House For Sale

Tuesday, 5 December 2023



40 Phyllis Street, Eastern Heights, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m2

Type: House



Helene Shephard

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OFFERS OVER \$499,000

Life has a way of changing. 40 Phyllis Street is perfect if you have a need for no stairs, even, easy to navigate home with a bathroom geared to just walk in or use a shower chair. The yard is all flat and oh so easy with full rear access. Your new home is vacant and ready for immediate occupation. Stroll to the Grange Road Medical Centre. Please view the floor plan to work out how this space will be your new place. The feeling is fresh, light, and yes, feels like home. Talk soon!

- 3 INDEPENDENT BEDROOMS.
- MAIN BEDROOM PRESENTS WITH SPLIT SYSTEM A/C, CEILING FANS AND DOUBLE ROBE.
- OPEN PLAN DINING AND KITCHEN AND LIVING SPACE. SUPPORTED WITH SPLIT SYSTEM A/C AND CEILING FAN, WITH SEAMLESS ACCESS TO THE BACKYARD VIA TIMBER FRENCH DOORS.
- YOUR FRESH KITCHEN IS TIMBER IN FINISH WITH SAVVY STORAGE AND ELECTRIC COOKING. LOVE THE PANTRY AND BENCH TOP SPACE AND RANGE HOOD.
- MODERN NEW BATHROOM DESIGN GEARED TO USE A SHOWER CHAIR ALSO AN INDEPENDENT BATH.
- INTERNAL LAUNDRY WITH IMMEDIATE YARD ACCESS.

OUTSIDE DELIVERS: Flat 630m² with secure fences and full rear yard access.

- 2 CAR CARPORT - 6M X 6M X 2.3M HIGH, ALL CONCRETE BASE.
- 2 BAY POWERED 6M X 6M SHED - ONE FIXED DOOR IS 2.4M WIDE X 2M HIGH + ONE ROLLER DOOR.
- 2 GARDEN SHEDS - 3M X 3M EACH.
- EASY MAINTENANCE FLAT YARD
- ELECTRIC HOT WATER SYSTEM SERVICE 180L

AS AN OWNER OCCUPIER: Ipswich City Council Rates are \$500.14 per quarter as an owner. NBN Fibre to the Curb. Circa 1980 South facing front yard and North facing rear yard.

AS AN INVESTOR: The rental appraisal is set at \$520.00 per week to \$560.00 per week. Ipswich City Council Rates are \$605.21 per quarter as an investor. Flood and Mining Free

LOCATION IS CONNECTED: Welcome to Eastern Heights. A proud Past, an exciting Present and a strong Future! You are amongst all the tradition of Ipswich with all the modern facilities of our beautiful city. Engage with Limestone park and the walking tracks and dog walking and fitness zones. Queens park is your near neighbor with the infamous Café, animal enclosure, playground and grounds. Bus service close to your door! CBD of Ipswich is only a short ride or park and ride to commute. The comprehensive Silkstone Primary School, Bethany Lutheran Primary School plus the options of the Girls Grammar private School are just a short commute. Just to name a few.

Welcome Home. DRIVE TIMES: Children's Choice Early Education Centre - 600m Brothers Leagues Club - 2 min / 1.3km Raceview Shopping Centre - 3 min / 1.1km Bethany Lutheran Primary School - 3 min / 1.6km Silkstone Village - 4 min / 1.5km Silkstone State School - 4 min / 2km Ipswich CBD - 5 min / 2.9km East Ipswich Train Station - 6 min / 3km

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