

40 Smith Street, North Ipswich, Qld 4305



Sold House

Monday, 17 June 2024

40 Smith Street, North Ipswich, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 400 m2

Type: House



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\$640,000

Welcome to the transformation of our Circa 1905. If you have a love for your very own character home, with all the modern inclusions then 40 Smith Street is perfect for you! The hard work has been done and I invite you to come and discover everything we have. This home offers you the quintessential lifestyle only a character home offers you, plus a mindful, time saving, low maintenance private yard. Welcome Home. Complete with soaring traditional VJ ceilings and walls, original honey timber flooring and elegant ceiling heights. These are just some of the features to expect. The first living space will be your family living room, complete with air-conditioning. The second living space is alfresco style on the rear timber deck. The feeling is light and fresh with a spacious kitchen. Complete with dishwasher, stone bench tops, comprehensive storage, pantry and gas cooktop and electric stove. This kitchen will not disappoint. Three real bedrooms, all complete with ceiling fans the main bedroom is independently air-conditioned and built-in robes. Luxury bathroom to relax and restore. Fill up the bathtub, light the candle and just breathe. Separate step-in shower for a quick turnaround. Seamless access to the rear deck and space savvy deck laundry. Traditional front veranda, will quickly become your morning go to space. Please note we have a tenant in place on a lease. We respect tenant's privacy. (please note the photos are not current) Please call me to discuss the details and how we can help you secure this property and move in! Viewing is by private appointment please. **OUTDOORS CONTINUES TO DELIVER:** Your flat 400m² is geared to offer you a secure rear yard, for your children to run and play. Fully fenced and perfectly safe for the pets. What will you design here? Go organic? Plunge pool? Your full rear yard access is via the carport. I confirm we are flood free, mining free and zoned Character Housing low density. **A STRONG FUTURE. A PRIME LOCATION.** All this mindful living, in a traditional setting, is within 3kms to River link Shopping Centre, North Ipswich State School, CBD, coffee shops, rail and more. Take the bike path to Brassall and the river heart parklands. Love our City. **TRAVEL TIME.** Connect to the Warrego Highway in 3 mins for direct access to the western suburbs and 44 Mins to the Airport. Convenient access to Ipswich Hospital, Ipswich CBD and all our quality facilities. **WALK TO:** Clint's Farm Fresh Produce - 2 min walk / 130m St Joseph's Primary School - 12 mins / 750m Ipswich North State School - 12 mins / 850m **DRIVE TIME:** Jets Leagues Club - 3 min / 1.5km Brassall State School - 3 mins / 2.2km Ipswich State High School - 4 mins / 2.2km Riverlink Shopping Centre - 5 mins / 1.8km Ipswich Train Station - 6 mins / 2.7km Ipswich Grammar School - 7 mins / 3.6km St Edmund's College - 7 mins / 3.5km St Mary's College - 7 mins / 3.3km Your area is serviced by many award winning private and public education facilities including the North Ipswich High School, Saint Joseph's Catholic, The Brassall State High School and the Girls Grammar School. Surrounded by numerous sporting venues. **A 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 - Tulmur 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 km², 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 centre's 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! **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.