

41 Edgar Street, Eastern Heights, Qld 4305



Sold House

Tuesday, 20 February 2024

41 Edgar Street, Eastern Heights, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 641 m2

Type: House



Helene Shephard
0455157132

\$525,000

A rare find lowset home where you live more and do less. No steps here. Please view our floor plan to discover how this space suits you. A gentle area where walk to shops and medical is only a 2 minute walk! We invite you to book your private viewing please and we offer vacant possession. Talk soon.

- OPEN PLAN LIVING, DINING AND KITCHEN FULLY SUPPORTED WITH AIR CONDITIONING.
- NEW FLOORING THROUGH YOUR MAIN AREA.
- KITCHEN OFFERS ELECTRIC COOKTOP, STORAGE ALL TAKEN CARE OF AND LIGHT FILLED SPACE WITH VIEWS TO YOUR YARD.
- FRESH BATHROOM WITH TRADITIONAL BATH AND SHOWER AND THE ESSENTIAL SEPARATE TOILET.
- THREE INDEPENDENT BEDROOMS.
- PRIMARY BEDROOM PRESENTS WITH AIR CONDITIONING, CARPET, CEILING FAN AND BUILT-IN ROBE.
- SECOND OFFERS CARPET AND CEILING FAN.
- THIRD BEDROOM (currently storage ready for the move) WITH CEILING FAN AND CARPET.
- INTERNAL LAUNDRY WITH REAR YARD ACCESS.

Fresh internal paint JULY 2023. New flooring installed JULY 2023. Solid Hardwood Frame. Fully Security Screened .Ceiling Insulation. Backyard Access via Drive Through Carport. 125 Litre Electric Hot water service. NBN - FTTC. Zoned - Residential Low Density. Built in 1980 by the Department of Defence this offers a flood free site and the location is oh so easy. INVESTMENT ALERT THE RENTAL RETURN FOR THIS PROPERTY IS \$500.00 TO \$550.00 PER WEEK. The current vacancy rate in First national office is 0%. This is where you come in to secure your future and provide a home for our growing city. We will ensure you have a suitable candidate ready for settlement. ICC investor rates are approx. \$615.60 per quarter. Water rates are approx. \$541.81 per quarter. OUTDOORS CONTINUES TO DELIVER -641m² of flat perfectly usable land. Grow your organics, cricket anyone? You have the rare space to create a yard that suits your plans. Fenced backyard and pet friendly. Garden shed and rear patio are available. Mindful, established gardens

WHEN LOCATION IS IMPORTANT TO YOU - Raceview Shopping Centre - 2min / 1km Limestone Park - 2min / 1.1km Claremont State Special School - 3min / 1.4km Bethany Lutheran Primary School - 3min / 1.5km Queens Park - 3min / 1.6km Coles Shopping Village (Silkstone) - 4min / 1.3km Silkstone State School - 4min / 1.8km Raceview State School - 4min / 2.1km University of Southern Queensland - 4min / 2.1km Ipswich Girls' Grammar School - 4min / 2.1km Booval Fair Shopping Centre - 5min / 2.9km Ipswich CBD - 7min / 3.3km Ipswich & Booval Train Stations - 7min / 3.4km.

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 centers. The combination of entertainment, cultural venues and industry, anchors the network of centers 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.

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 - Tulum 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.

Welcome to Eastern Heights - 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.