

# 41 Rowland Terrace, Coalfalls, Qld 4305

CENTURY 21

## House For Sale

Thursday, 30 November 2023

41 Rowland Terrace, Coalfalls, Qld 4305

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 582 m2

Type: House



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## Offers Over \$1,350,000

41 Rowland Terrace, where luxury seamlessly intertwines with convenience in one of Ipswich's most character infused suburbs, Coalfalls. Merely a stone's throw away from the bustling Ipswich CBD, this tri-level haven stands as a testament to modern elegance, showcasing a recent full stunning and meticulous renovation that has now elevated this already far from mere property to a sanctuary of sophistication and class. This property stands as a true testament and prime example of when something is done right and impeccably, making for the ultimate property for any family. Features of This Property:- Dual living, tri-level haven built in the 1970's- Full absolutely stunning renovation inside and out- 5 separate living areas, 3.5 separate bathrooms and 6 bedrooms total - Big character throughout without the maintenance, colonial style windows and ornate cornices- Situated high on the hill within the well renowned and tightly held pocket of Coalfalls with views for miles- Suitable for large families, families caring for grandparents, families with teenagers or families looking for some extra space to potentially work from home- One of a kind home within the private schooling precinct and a true rare find in todays market- Fully fenced & low maintenance, surrounded by long term owner occupier residents- Walk to Ipswich CBD, public transport & private and public schooling options

**Ground Level:-** Dual living with an open plan living area - Bedroom 6 complete with walk in robe, carpet + ceiling fan- Complete kitchen with stone benchtops, Westinghouse appliances, black tapware, rangehood, electric cooktop & oven- A huge rumpus room with outside access & a separate sitting room, making 3 living areas in total just on the ground level + under stair storage- Large timber deck with mod wood material & sliding door from living area- Bathroom complete with black tapware

**1st Floor:-** Air-conditioned lounge room & dining room with ceiling fan + access via sliding door to the full length tiled balcony with views- Huge kitchen complete with Electrolux appliances such as double electric ovens, cooktop, rangehood & dishwasher- Kitchen also features a large island bench with ample storage, air-conditioning, servery window, Caesar Stone benchtops & Caesar Stone splashback- Bedroom 5/office, complete with ceiling fan- Tongue & Groove walls and doors throughout mixed in with rendered concrete walls - Separate laundry with Caesar Stone benchtops + separate toilet- Remote controlled double lock up garage

**2nd Floor:-** Air-conditioned master bedroom fit for a royal with a huge stunning walk in wardrobe with Caesar Stone benchtop center island, tiled balcony with sliding door, ceiling fan + carpet- Master ensuite complete with golden tapware, tongue & groove feature wall, and a rainfall shower head - Bedroom 2, 3 & 4 are all huge in size complete with built in wardrobes, carpet & ceiling fans- Separate sitting room with ceiling fan - Full main bathroom with golden tapware, separate bathtub and stone benchtops

**The Location:** Location is everything, and 41 Rowland Terrace doesn't disappoint. Nestled on such a tightly held and renowned street, the property offers the perfect balance of suburban serenity and urban convenience. With the heart of Ipswich just a short drive away, residents enjoy easy access to a plethora of dining, shopping, and entertainment options, making every day a new adventure. The proximity to major transportation arteries ensures that you are well-connected to the wider Queensland region. Whether you're commuting for work or travelling out to explore the scenic landscapes, the convenience of this location cannot be overstated. This property is within the catchment of Blair State School & Ipswich State High School. With a handful of potential private schooling options such as the Ipswich Grammar School, St Mary's Primary & College, and St Edmunds College.- 7 minute drive to Riverlink Shopping Centre- 5 minute drive to Ipswich CBD- 45 minute drive to Brisbane CBD

Seize the opportunity to make 41 Rowland Terrace your haven of tranquility and sophistication. This remarkable property isn't just a residence; it's the embodiment of contemporary living at its finest. With a location that marries convenience and charm, impeccable design, and thoughtful renovations, this address is more than an investment—it's an elevation of lifestyle. Do not hesitate, contact Josie Smith the listing agent as soon as humanly possible. Miljose Pty Ltd t/a Century 21 Josie Smith and Co 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.