

**44 Herbert Street, Sadliers Crossing, Qld 4305**



**Sold House**

Thursday, 7 December 2023

44 Herbert Street, Sadliers Crossing, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 716 m2**

**Type: House**



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**\$463,000**

Get into the market with this affordable property, located in a quiet neighbourhood on the City fringe. The locals love this area for its tranquility and convenient location to absolutely every amenity – this is the first time this property has been offered for sale since 1980!! The 716 sqm block boasts a wide frontage, providing you with the opportunity to access the rear yard to build sheds, add a pool, or build a granny flat. Constructed of Australian hardwood and concrete stumps, there are plenty of easy options to add a rear deck and extend the home. The front verandah enjoys a North East aspect for a morning coffee and afternoon beverage. Stepping inside, you are welcomed by a large open plan living area. The main living zones are air-conditioned and the functional kitchen is in great condition for your immediate enjoyment. All three bedrooms are traditionally large, to accommodate big beds and furniture. Leave as is, or add value by making cosmetic improvements. Features include; - Flood free - Fantastic first home or renovator - Ideal investment opportunity - Walk to rail and CBD - 2 minute drive to Bunnings West Ipswich - Walk to St. Marys and St. Edmonds Colleges - Walk to Ipswich Boys Grammar School - Walk to Blair State School - Rent return as is: \$370-\$380 p/w - Freshen up the home to increase the rental yield by \$\$\$ - Interest rates kept on hold, best value on the market! Sadliers Crossing is one of Ipswich's best suburbs; opportunities like this, in this location are extremely rare. See you at the open home, ready to buy.