

**47 Diamond Street, Riverview, Qld 4303**



**Sold House**

Saturday, 19 August 2023

47 Diamond Street, Riverview, Qld 4303

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**

**\$500,000**

Congratulations. Come and embrace our immaculate transformation. From the gleaming timber floors to the all-new inclusions, you know you can just move in and enjoy all that we have done for you. We are vacant and ready for you right now. Let's talk! Your lifestyle deck was made for dancing! Yes, flood free home. Please view the floor plan to understand how all this works for you. We are happy to advise in the current market; your property is estimated to receive a rental return of between \$460 - \$490 per week. COME INSIDE: • LIGHT FILLED, OPEN PLAN LIVING ROOM AND DINING PRESENTS WITH AIR CONDITIONING. • MODERN KITCHEN IS ALL BRAND NEW AND COMPLETE WITH DISHWASHER AND ELECTRIC COOKING. THE VIEWS TO THE MOUNTAINS LIFT YOUR SPIRITS. • 3 INDEPENDENT BEDROOMS: THE PRIMARY PRESENTS WITH ROBES. • MODERN BATHROOM IS BRAND NEW. RESTORATIVE BATH AND STEP-IN SHOWER. • INTERNAL LAUNDRY GEARED FOR THE FAMILY NEEDS WITH SPACE SAVVY STORAGE. • ELECTRIC HOT WATER SERVICE 125L. LIFESTYLE DECK: This space will be where your memories are made. Elevated with full undercover roofing and powered up! Your twilight light is so beautiful, 8.4 M X 3.9 M of fun space. OUTDOORS CONTINUES TO DELIVER: • THE SPACE OF A HIGH-SET OFFERS YOU THE GROUND LEVEL STORAGE AND PARKING. • SET UP THE WORKSHOP? 1.8 M HIGH. • OPEN YARD TO GO ORGANIC. PLANTER BOXES READY! • RUN AND PLAY AND SET UP CRICKET • MINDFUL LOW MAINTENANCE GARDENS. • SECURE YARD AND BOUNDARIES. • NBN FIBRE TO THE PREMISE. LOCATION: The neighborhood is community living and you are connected to our city and all the lifestyle and professional services and amenities we enjoy! Commuter friendly with ready access to the Ipswich Motorway. DRIVE TIMES: Riverview Train Station - 2 mins / 800m Cunningham Highway - 3 mins / 2.2km Warrego Highway - 4 mins / 2.1km Redbank Plaza - 6 mins / 3.4km Costco - 6 mins / 4km Ipswich CBD - 11 mins / 7.6km Brisbane CBD - 32 mins / 33.9km St Peter Claver College - 2 mins / 950m Redbank State School - 3 mins / 2.4km Bundamba Secondary College - 6 mins / 3.7km Westside Christian College - 7 mins / 5.3km Bundamba State School - 8 mins / 5km OUR GROWING REGION. Spanning an area of 1,090 km<sup>2</sup>, 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 Riverview 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.