

**48 Avon Street, Leichhardt, Qld 4305**



**Sold House**

Friday, 17 May 2024

48 Avon Street, Leichhardt, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Claire Walker

0431891341

**\$546,500**

Space For Second Dwelling! Welcome to 48 Avon Street. Situated on a 607m<sup>2</sup> allotment in the heart of Leichhardt, this three-bedroom home is the ideal first home or investment opportunity. On entry you're greeted with the spacious living room attached to the kitchen and dining space in the centre of the home. From here you have access to the three well-sized bedrooms with main bathroom and separate water closet. Exiting the dwelling to the rear is via the back door from the kitchen. From here you can see straight away the massive backyard with plenty of space for a pool or shed or to just let the kids play in the yard.\*\*\*The seller also has plans which can be provided upon request to add a second dwelling to the backyard.\*\*\*Further items of note:- Timber and tiled flooring- Spacious kitchen with plenty of cupboards- Wood burner fireplace- Garden shed and cubby house- 2022 compliant smoke alarms- Single garage with storage/rumpus underneath the house  
Nearby Locations: \* Approximately 10 minutes \* from Ipswich's CBD 45 minutes \* from Brisbane's CBD 15 minutes \* from RAAF Base Amberley 10 minutes \* from the Ipswich Hospital 10 minutes \* from Brassall Shopping Village (Woolworths, Bottle-O, Chemist, Cafes, Sushi, Fruit & Veg) 2 minutes \* from Leichhardt State School 10 minutes \* from Bremer State High School  
The spacious fully fenced yard and secure under-house storage, further enhances the appeal, providing versatile spaces for hobbies and storage. With its prime location offering proximity to essential amenities. Don't miss the opportunity to make this haven yours and embark on a new chapter either as an investor, a first home buyer, growing or downsizing families. Call Claire today on 0431 891 341 to book your inspection!