

# 48 Waghorn Street, Ipswich, Qld 4305

## House For Sale

Monday, 10 June 2024



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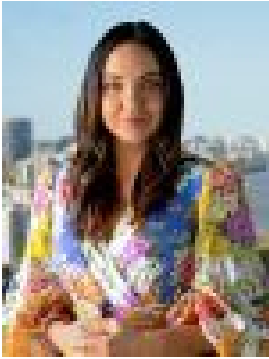
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Laney McQueen

## Auction

**Auction Location: On Site** Positioned in one of Ipswich's most desirable and central locations, this property is undeniably charming, standing out as one of the most captivating and rare offerings in the Ipswich Real Estate market. Built around 1905, this home boasts a north-facing orientation, ensuring an abundance of natural light throughout the day. This meticulously designed split-level property also known as "Denmark Cottage" offers exceptional versatility. Awaken to breathtaking sunrises and bask in the glow of unforgettable sunsets with this residence perched above the city. Unobstructed views of the Ipswich and Brisbane skylines become your daily spectacle. Immerse yourself in a vibrant lifestyle within walking distance of the hospital, university, cafes, Ipswich CBD, and public transport. Every convenience is at your fingertips. This exceptional property seamlessly blends comfort with unparalleled accessibility, creating a lifestyle of effortless ease. In a prime Ipswich location on a generous 645sqm block, this versatile residence offers stunning panoramic views, modern amenities, and a convenient lifestyle. Freshly renovated with new interior and exterior paint, a spacious walk-in wardrobe, new floors, and undercover off-street parking, is ready for you to move in and enjoy. Featuring a well-designed renovated split-level layout with two bedrooms, a bathroom, and a kitchen on both floors, it's ideal for dual living or a dedicated kids or guest suite. The stylishly renovated kitchen boasts high-end appliances and stone benchtops, while warm timber floors flow throughout for a timeless feel. The convenience of a newly renovated laundry elevates your everyday living experience. This entertainer's delight features an expansive outdoor area and full-size front, rear and lower-level decks, perfect for relaxing or unwinding. High ceilings throughout add to the feeling of spaciousness, and the property benefits from recent re-stumping and security screens. While the downstairs area and deck currently lack council approval, the exceeding legal height and robust construction suggest a straightforward approval process. By addressing this minor detail, you can unlock the full potential of this exceptional property. Denmark Hill is a highly desired location not only for its strong community feel but also for its proximity to amenities and everything Ipswich has to offer. Enjoy a short walk to the Ipswich CBD, schools, public transport, shopping centres, and more! With Ipswich gaining well-deserved recognition as a top-quality city, Denmark Hill is poised to be one of the most sought-after locations. You can have peace of mind knowing your investment and choice have been excellent. Auction on site at 10AM on Sunday 23 June 2024. Don't miss out on this amazing opportunity! For more information or to arrange a viewing, please contact Laney McQueen. Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.