

**5 W M Hughes Street, North Ipswich, Qld 4305**



**Sold Residential Land**

Saturday, 24 February 2024

5 W M Hughes Street, North Ipswich, Qld 4305

Area: 365 m2

Type: Residential Land



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**\$239,000**

An established suburb and address to come home to, that is connected and easy. An investment to secure your future returns, in a safe growth area. LET'S LAND THIS ADDRESS AND YOUR FUTURE! Registered Lot 2 W M Hughes Street North Ipswich. SP 721847296. Title reference 51289965. Frontage: 20.1m faces South. Depth: 17.19m West boundary, PLUS 18.27m Eastern boundary. Full soil test available upon request with our compliments. This site has been classified as a Class P. Zoned character housing low density. Flood free location. WATER METRE CONNECTED POWER POLE READY SEWAGE PORT CONNECTED Ipswich City Council rates approx. \$219.95 per quarter APPROVED PLANS WITH OUR COMPLIMENTS: Single story Queenslander style residence with Sunstate Homes Lifestyle level inclusions and the following approximate measurements: Living area: 142.20 m<sup>2</sup> Front Patio: 17.25 m<sup>2</sup> Rear Landing: 1.00 m<sup>2</sup> TOTAL 160.45 m<sup>2</sup> LOCATION, LOCATION, LOCATION. WALK TO: Clint's Farm Fresh Produce - 3 min / 200m Queensland Museum Rail Workshops - 5 min / 350m Brassall Bikeway - 4 min / 350m St Joseph's Primary School - 850m Ipswich North State School - 1 km HIGHWAY ACCESS - Warrego Hwy - 2.1 km EDUCATION OPTIONS: St Joseph's Primary School - 850m Ipswich North State School - 1 km Brassall State School - 2.3 km Ipswich State High School - 2.5 km Tivoli State School - 2.6 km St Mary's College - 3.2 km St Edmund's College - 3.3 km University of Southern Qld (UniSQ) Ipswich - 4.2 km RETAIL AND AMMENITIES: Riverlink Shopping Centre - 1.9 km Ipswich CBD - 2.7 km Bakehouse Steakhouse - 3 km Queens Park - 4.1 km 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 - Tulumur 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. 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 centres. The combination of entertainment, cultural venues and industry, anchors the network of centre's 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 Welcome to Ipswich A proud Past, an exciting Present and a strong Future. 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.