

# 53 Raceview Street, Raceview, Qld 4305

## Sold House

Wednesday, 21 February 2024



53 Raceview Street, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 607 m2**

**Type: House**



Luke Athanates

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**\$535,515**

Welcome to this charming two-storey home nestled in the heart of Raceview, offering a convenient and comfortable lifestyle for families. This simple yet inviting residence is situated in proximity to local shops and schools, making it an ideal choice for those seeking ease and accessibility in their daily lives. As you approach the house, you are greeted by a welcoming front deck that overlooks the well-maintained front yard. This outdoor space is perfect for enjoying a cup of coffee in the morning or unwinding in the evening. Upon entering the home, you are welcomed by a spacious and inviting atmosphere. The upstairs area boasts a generously sized living area featuring a wood burner that adds warmth and coziness during the cooler months and an air-conditioner for summer. The adjacent kitchen is well-appointed and spacious, providing ample room for meal preparation and family gatherings. The upper level also comprises three bedrooms, offering comfortable air-conditioned accommodation for the entire family. A practical bathroom serves the upstairs living quarters, ensuring convenience and functionality for daily routines. Venturing downstairs, you'll discover a massive rumpus room, providing a versatile space that can be adapted to suit various needs – whether it be a playroom for children, a home office, an additional entertainment area or a home gym. The adjoining under-cover entertainment area is a highlight of the property, providing the perfect setting for gatherings, barbecues, or simply enjoying the outdoors. The fully fenced yard enhances privacy and security, creating a safe space for children and pets to play freely. A double car lock-up garage, complete with a workshop area or space for an additional small vehicle, provides ample storage and practicality for those with a penchant for DIY projects. Additionally, a double carport off the front of the house ensures ample covered parking for vehicles. For the investors this home is currently tenanted for \$480 per week until 29th of April 2024. For the owner occupiers, you can move into the home at the end of the tenancy by giving the current tenants the required notice. Ipswich Council Rates: \$459 per quarter (subject to change) Water Charges: \$244 per quarter plus consumption (subject to change) In summary, this home offers a straightforward and practical living environment, coupled with the convenience of its central location in Raceview. It presents an excellent opportunity for those looking to establish a comfortable and functional family home in a well-connected community. Don't miss the chance to make this simple yet welcoming residence your own. Nearby Locations: 1 Minute - Raceview Shops 3 Minutes - Raceview State School 2 Minutes - Bethany Lutheran Primary School 6 Minutes - Ipswich CBD Listing agents: Luke Athanates Don't be disappointed, call us now – We are waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba – Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words 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.