

# 56 Mount Crosby Road, Tivoli, Qld 4305



## House For Sale

Saturday, 20 April 2024

56 Mount Crosby Road, Tivoli, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Quy Early  
0420988751

## Best Offers!

Just waiting on floor coverings and final electricity and hot water connection, this home will be ready to move in end on May 2024! Walking distance to Tivoli State School and close to Ipswich CBD 140m from BP Petrol Station and sits minutes from the Ipswich Tennis Centre, Musketeers Sports Club Inc, Whitehill Football Club, Ipswich Jets Rugby League Football Ground. Currently in building process, 56 Mt Crosby Road offers: UPSTAIRS- Main bedroom with ensuite, large walk-in-robe - Bedrooms 2, 3 and 4 with built-in-robos and ceiling fans- Kitchen with electrical appliances- Family and meals area Internal stairs leads you.. DOWNSTAIRS to- Dedicated laundry area- Huge under roof patio entertaining area with bush views - double lock up garage with remote control 56 Mount Crosby Road is finished off with: + solar panels+ solar hot water+ steel frames+ air conditioning (2)+ ceiling fans+ security screens to windows and doors+ Double lock-up Garage Please note: In between 56 and 58 Mount Crosby Rd, there is a drainage catchment for the water overflow in the area. INVESTOR'S CORNER Land 809m<sup>2</sup> House 176m<sup>2</sup> + 64m<sup>2</sup> patio area = 240m<sup>2</sup> Is affected by the urban catchment overflow path Not in flood zone (see map) Easement - no Steel frames Completion late May 2024 Ipswich City Council approx.. \$375 per quarter Market rent \$700 - \$750 per week PUBLIC TRANSPORT- 13 minute walk to Church St bus stop (route 514) Moores Pocket to Booval SHOPS & SERVICES- BP petrol station only 1 minute away- St Andrew's Ipswich Private Hospital & Ipswich Hospital- Riverlink Shopping Centre: Kmart, JB Hi-Fi, Limelight Cinemas only 9 minutes - 10 minutes to Ipswich City- 4 minutes to Warrego Highway SCHOOL CATCHMENT ZONE for Tivoli State School and Ipswich State High School. PARKS AND RECREATION- Tivoli Drive In Theatre only 6 minutes away- Ipswich Tennis Centre & Musketeers Sports Club Inc- Tivoli Sporting Complex 1 & St Edmund's College Playing Fields- Whitehill Football Club & Ipswich Jets Rugby League Football Ground - Queens Park, Ipswich Nature Centre and Lions Lookout From all of us at Q Realty we wish you every success in your search for your home. If you would like more detail on this home or to discuss one of the many other properties we have available please call or email us today. Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.