

56 Pendragon Street, Raceview, Qld 4305



Sold House

Monday, 4 September 2023

56 Pendragon Street, Raceview, Qld 4305

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 619 m2

Type: House



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\$660,000

Ipswich is the epicenter of residential growth, and the fastest growing city in Queensland! This growth requires homes and property. 56 Pendragon Street Raceview is a solid investment for your future. Congratulations on your smart move. Let's talk. The City of Ipswich's diverse economy and growing population face unparalleled opportunities. A population base of 233,302 - with a projection to more than double over the next two decades! 2023 TO 2027 IN A SNAP SHOT PEOPLE - 11,500 new jobs for Ipswich (manufacturing, Health Care, construction) .2031 projection for number of residents 410,630. 2041 projection for number of residents 557,649. PROSPERITY - \$6.5 billion in gross regional product. DUPLEX DETAILS: Built in 2015. Flood free location. 819m². Please note our photos are limited to respect our tenant's privacy and I welcome your call to discuss personally. Thank you. Viewings via appointment please. Unit One: Currently rented for \$360 per week (projected return approx. \$430.00 to \$460.00 per week). Lease Dates: 08/09/2017 to 05/10/2023. Our respectful long-term tenants are in place. Unit Two: Currently rented for \$320.00 per week (projected return approx. \$350.00 to \$390.00). Lease Dates: 25/11/2022 to 23/11/2023. UNIT 1 FEATURES AT A GLANCE: • 3 bedrooms all with ceiling fans and built-ins. • Master with ensuite and walk-in-robe. • Open plan kitchen and living. • Caesar stone bench tops, dishwasher and electric appliances. • Split system air conditioner in living area. • Single lock up garage with electric roller door. • Undercover patio. • 2022 smoke alarm compliant. UNIT 2 FEATURES AT A GLANCE: • Two (2) great size bedrooms. • Master bedroom boasts ensuite & walk-in-robe. • Both bedrooms feature ceiling fans and carpet. • Modern tiles throughout. • Lounge room with air-conditioned comfort. • Kitchen boasts stainless steel appliances including dishwasher. • Main bathroom features separate shower and bath. • Covered entertaining area overlooking fully fenced yard. • Close to shops, schools, transport & highway. • 2022 smoke alarm compliant. - Ipswich City Council Rates: \$952.85 per quarter approx. - Queensland Urban Utilities Water: \$427.17 per quarter approx. - Two separate Power Metres - One Head Water Metre, two Sub Water Metres for water usage, currently water is covered by Vendor LOCATION DRIVE TIMES: Raceview Hotel - 3 min walk / 240m Bethany Lutheran Primary School - 7 min walk / 550m Raceview Shopping Hub (Raceview St) - 9 min walk / 750m Raceview State School - 13 min walk / 1.1km Brothers Leagues Club - 4 min drive / 2.1km Limestone Park - 5 min drive / 2.6km University of Southern Qld - 5 min drive / 2.9km Silkstone Village - 6 min drive / 2.8km Ipswich Girls' Grammar School - 6 min drive / 3.6km St Mary's Primary School - 10 min drive / 5.2km Ipswich Grammar School - 11 min drive / 5.3km St Edmund's College - 11 min drive / 5.5km Riverlink Shopping Centre - 12 min drive / 5.6km Ipswich CBD - 8 min drive / 4.2km Brisbane CBD - 38 min drive / 43.7km 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.