

**6 Moores Pocket Road, Tivoli, Qld 4305**



**Sold House**

Friday, 8 September 2023

6 Moores Pocket Road, Tivoli, Qld 4305

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1736 m2**

**Type: House**



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**\$520,000**

This spacious four bedroom, one bathroom home has been immaculately cared for and loved for over the past 42 years and is now ready for a new family to make many wonderful memories there just as it had for the current owners. Sitting proudly at the top of Moores Pocket Road, this split level home offers stunning views and of Ipswich boasting a on a huge 1,736sqm block. The home is comprised of three great size bedrooms all with built-in robes. The master robe is especially large and could easily accommodate an ensuite due to its size. The kitchen is large and spacious, offering plenty of cupboard and bench space and features a designated microwave space, large pantry and a convenient servery which opens directly into the dining room. The combined air-conditioned living and dining room is the perfect space to entertain and offers direct access to the partially enclosed deck which overlooks the peaceful rear yard and beautiful views of Ipswich. From the verandah, you're at level height with the backyard trees, bringing nature into the home. Sit back in the afternoons and enjoy the afternoon breezes while listen to the birds chirp and the leaves rustle. Heading downstairs you will find a very large laundry which has plenty of space for an additional fridge or freezer along with the main bathroom, featuring shower, and generous size to vanity a separate toilet. This level also features the fourth bedroom. Heading outside from this level you will be pleased to find a secure lockable storage area. Perfect for sporting equipment or ideal for Tradies to store equipment. The block is a very impressive 1736m<sup>2</sup>. Here you will have plenty of room for the kids and pets to play and more than enough room for a shed and pool should you choose. For the daily drive, there is a single carport. The prime location gives you everything you need within walking distance. Ditch the keys and stroll to Riverlink Shopping Centre, local parks, schools, takeaway, medical and more. Features at a glance:

- Four built-in bedrooms including extra-large Master with ceiling fan
- Spacious living room with adjoining dining room
- Immaculate kitchen with plenty of bench and cupboard space
- Large bathroom with vanity, shower and separate toilet
- Internal laundry boasts plenty of space for additional fridge/freezer
- Security screens to all windows and doors
- Impressive 1,736sqm elevated block
- Carport plus rear yard access for shed, pool or caravan/boat accommodation
- Water tank with pump
- Flood free
- Walk to public transport
- 3 minute drive to Warrego Highway
- 5 minutes to Riverlink Shopping Centre
- 6 minutes to Ipswich CBD and Ipswich Rail

There is no time to waste when it comes to this opportunity! It is perfect for young couples just getting started, mature couples looking to downsize and have a place to park the caravan and call home, Investors and for everyone else in between. You will need to be quick or it will be gone! Contact Ally Briscoe & Geoff Paulsen for your welcomed inspection. **DISCLAIMER:** Crowne Real Estate 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. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.