

# 65 Francis Street, Tivoli, Qld 4305

## House For Sale

Thursday, 11 April 2024



65 Francis Street, Tivoli, Qld 4305

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 744 m2**

**Type: House**



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## Offers Over \$579,000

Situated in Tivoli, a suburb known for its blend of community charm and convenient access to local amenities, 65 Francis Street offers a quintessential Queenslander home with a solid structure and versatile living spaces. This property features four bedrooms and one bathroom, accommodating a range of living situations. Vehicle storage is well-catered for, with a lock-up garage beneath the house and a double carport at the property's rear, accessible via a dedicated side driveway. These features are particularly beneficial for households with multiple vehicles or those requiring additional space for recreational equipment or workshop activities. The architectural elements of the home, such as VJ walls and high ceilings, reflect the classic Queenslander style, offering a sense of space and historical character. This home presents an excellent opportunity for buyers looking to occupy immediately, invest, or undertake renovation projects to add value and personalize the space. Internally, the home comprises two living areas, a large dining room adjacent to a functional kitchen, and carpeted bedrooms and lounge areas, adding comfort and warmth. The kitchen, while spacious and operational, offers potential for modern updates to enhance functionality and aesthetic appeal. Below the main living quarters, the house features a garage with room for one car, a sizable workshop area and extra storage space, offering practical solutions for a variety of uses. Items of note:

- Era appropriate VJ walls with high ceilings
- Multiple living areas and thoughtfully laid out
- Plenty of storage under the home with dedicated workshop area
- Mountain views from the back of the property
- NBN with Fibre to the Curb (FTTC) for lightning fast internet
- Within catchments for Tivoli State School & Ipswich State High School

Locations:

- 7 minutes from Ipswich CBD
- 45 minutes from Brisbane CBD
- 2 minutes from Tivoli State School
- 5 minutes from Ipswich State High School
- 7 minutes from Riverlink Shopping Centre

The Tivoli location adds significant value to this property. Known for its friendly community vibe, Tivoli is an attractive suburb for families, professionals, and retirees alike. Residents enjoy easy access to local parks, schools, shopping centres, and public transport, making Tivoli a convenient and desirable place to live. Additionally, its proximity to major roads provides easy access to the Brisbane CBD and surrounding areas, appealing to commuters and those seeking a balance between suburban tranquillity and city life. 65 Francis Street, Tivoli, is more than just a house, it's a home with a blend of traditional character, practical living spaces, and a location that offers a lifestyle of convenience and community. This property is well-suited for a variety of buyers, from those seeking to move in and enjoy its current comforts to those looking to invest or transform it into something truly spectacular. 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.