

**68A William Street West, Coalfalls, Qld 4305**



**Sold House**

Wednesday, 28 February 2024

68A William Street West, Coalfalls, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Helene Shephard

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**\$700,000**

Introducing the perfect blend of Circa 1920 charm and modern comfort nestled in a quiet pocket of Coalfalls, Queensland. Perfectly elevated, leafy location, your home has been placed to engage with the borrowed landscape of surrounding bushland and mountains. The north facing front veranda welcomes the breezes and airflow to further enhance your living style. DISCOVER ALL THIS: The focus for the floor plan design is to provide a family space where connectivity is paramount, while offering private spaces. Step inside and be captivated by the seamless fusion of classic architectural details and contemporary updates. • Soaring ceilings, gleaming timber floors, original VJ ceilings and walls, charm of French doors and coloured glass combine to offer that certain feeling that only a Character home offers. Welcome home. • Your expansive, open plan living, dining and kitchen space, is supported with air conditioning and segue beautifully to the lifestyle timber deck. • Modern kitchen is a perfect blend of function and form with 5 burner gas cooking, dishwasher, and space savvy storage. • Dining room seats 8 with your south facing deck as a backdrop. • Your storage is all taken care of with the bank of built-in storage and space savvy. European laundry. • 3 traditional, independent bedrooms. • Primary bedroom offers you a private retreat with the superb ensuite, independent air-conditioning and built-in robes. • 2nd bedroom enjoys French doors leading onto the north facing deck, morning coffee anyone? • 3rd bedroom is complete with air conditioning and built-in robes. It is the ideal work from home office space. • One of the highlights of this Queenslander is the rear south facing deck. This outdoor oasis offers a serene retreat where you can relax, entertain, and enjoy the picturesque surroundings. Whether it's sipping your morning coffee or hosting a BBQ with friends and family, this deck is the perfect extension of your living space connected with Bi-folding Doors. There is dancing room on the 5.1m x 3.4m under cover platform. Please note: we have a respectful tenant in place on a fixed lease until February 2024. This means we can provide possession to you after this date. Please call the agent to make a time to view to meet you here. LOCATION IS CONNECTED AND QUIET. The location of this property is second to none. Coalfalls is renowned for its peaceful atmosphere and community spirit, providing you with a tranquil retreat away from the hustle and bustle of city life. Yet, it's conveniently located within easy reach of local amenities, schools, parks, and transport options, ensuring that you'll have everything you need within arm's reach. Flood free address. YOUR AREA IS SERVICED BY: Renowned State and Private Schools: Blair State School - 2 min / 1.2km Ipswich Grammar School - 3 min / 1.5km St Mary's College - 4 min / 1.9km St Edmund's College - 5 min / 2.1km DRIVE TIMES: Roderick Street Community Preschool & Kindergarten - 2 min / 1.3km Thomas Street Train Station - 3 min / 1.5km Bunnings West Ipswich - 3 min / 2km Ipswich CBD - 6 min / 3km Coles Ipswich - 6 min / 3.4km Queens Park - 9 min / 3.9km Riverlink Shopping Centre - 9 min / 4.3km EXTRAS TO EXPECT: Rainwater tank with a 3,000 litre capacity and pump. Roof insulation. Remote double lock up garage. Extra storage. Full fencing and mindful low, maintenance gardens. 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.