

# 7 J Hansons Road, Karrabin, Qld 4306



## Sold House

Thursday, 22 February 2024

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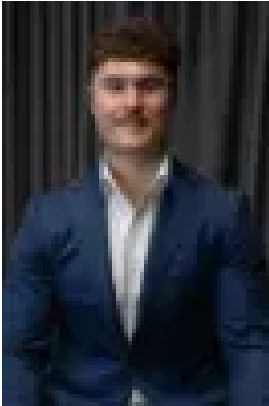
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1328 m2**

**Type: House**



Charles Kimmorley  
0477652889

**\$540,000**

Welcome to this exceptional property that offers an abundance of space, convenience and versatility. Situated on an impressive 1,328m<sup>2</sup> allotment, this 4-bedroom home comes complete with accommodation for three cars and is strategically located just 350 meters from the Karrabin train station, offering a host of advantages. This well-appointed home boasts four generously sized bedrooms, ensuring everyone in the family has their own comfortable space. With the convenience of three-car accommodation, you'll never have to worry about parking again. An additional feature that sets this property apart is the separate multi-purpose room. This fully powered and climate-controlled space opens a world of possibilities. Whether you choose to provide a teenager with their own independent retreat, establish a small business, or create the ultimate recreational haven, the flexibility this space offers is a significant advantage. The property's prime location, just a stone's throw from the Karrabin train station, is a commuter's dream. Enjoy the ease of daily travel to and from Brisbane, making it a perfect fit for city workers. This proximity significantly reduces commute times and associated stress, enhancing your overall quality of life. The full rear yard access is a practical feature that provides numerous benefits. It simplifies additional parking arrangements, accommodates recreational vehicles or boats, and offers the freedom to explore your landscaping ideas. This flexibility adds value and convenience to your lifestyle. As large blocks of land near the Ipswich CBD become increasingly rare, this property stands out as an excellent investment opportunity. By securing this property now, you are not only gaining a spacious and versatile living space but also securing a valuable asset that is likely to appreciate over time. Don't let this unique opportunity pass you by. This property's blend of space, flexibility, and convenience is in high demand and tends to be swiftly claimed. Contact us today to schedule a viewing and discover the full potential that this remarkable property has to offer. Rental Appraisal: \$550 per week Ipswich City Council Rates: \$424 per quarter (approximately) - subject to change Water: \$232 per quarter (plus consumption) This executive family home is only a short drive to services including road and rail transport to Brisbane and Ipswich, Riverlink Shopping Centre with its own Woolworths and numerous specialty stores as well as the West Morton Anglican College, Walloon State Primary School, Ipswich Boys and Girls Grammar Schools, St Edmunds and St Marys Private High School. There is also great proximity to other shops, doctors, dentists, all entertainment and sporting venues. Don't miss this one or you will kick yourself. If presentation and features matter to you then you must inspect this extra special family home before it's gone! Listing agent: Charles Kimmorley & Daniel Parsons Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ripley - The Kimmorley Group 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.