

**83 Darling Street West, West Ipswich, QLD, 4305**

**Sold House**

Thursday, 13 April 2023



83 Darling Street West, West Ipswich, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Carrie Bischoff

## **SOLD BY CARRIE & RICHARD BISCHOFF**

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Renovated, pre 1900's Colonial Cottage located within a stone's throw of the Ipswich CBD and an easy walk to Boys Grammar or Blair State School. Full of yesteryear charm, this property is ready for immediate occupation. Ideal for the first home buyer or investors alike.

2 carpeted bedrooms are located toward the front of the house off the large living/lounge room, while the third bedroom/study is located toward the rear.

The family sized eat-in kitchen is located at the rear of the house and features a gas stainless-steel cooktop, electric oven and stainless steel canopy rangehood. Easy access via a sliding glass door onto the generous sized rear patio.

The renovated bathroom is in keeping with the rest of the house and features shower, toilet, freestanding storage cupboard and vanity basin. For added convenience the bathroom also includes laundry facilities.

The full width front verandah is ideal for the morning coffee or you can relax and entertain on the large rear patio.

The low maintenance 519sqm allotment is fully fenced with garden shed and subfloor lockable storage/workshop.

### **FEATURES AT A GLANCE**

- \*\* 3 Bedrooms
- \*\* 1 Bathroom
- \*\* Renovated Colonial Cottage
- \*\* VJ Timber Walls
- \*\* Ceiling Fans
- \*\* Security Screens & Venetian Blinds Throughout
- \*\* Single Carport
- \*\* Gently Sloping / Fully Fenced / 519sqm parcel
- \*\* Central Location

Zoning - CBD Res High Density

Rental Appraisal \$340 - \$350 per week

Council Rates: \$475.95 last quarter

Water Access: \$217.52 last quarter

Don't delay!! Call Richard or Carrie for your welcome inspection!

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