

9 Lion Street, Ipswich, Qld 4305

Place. P

House For Sale

Tuesday, 14 May 2024

9 Lion Street, Ipswich, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 792 m2

Type: House



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Auction

Auction Location: On-Site Welcome to a timeless masterpiece nestled in the heart of Ipswich. This historic grand dame, steeped in the legacy of opulent parties and renowned Ipswich family ownership now awaits its next custodian. At its core lies a classic and substantial Queenslander, boasting cherished features of its era that have gracefully endured, crafting a vast and inviting family sanctuary spanning two levels, perfectly attuned to 21st-century living. A tightly held and coveted location overlooking Limestone Park yet only mere moments to all city conveniences, public and private schools & University campus, 9 Lion Street embodies the home and location you've longed for. With its soaring 11.5ft VJ ceilings, expansive proportions, gleaming pine floorboards, and expertly crafted timber archways, this home effortlessly blends classic allure with contemporary functionality. Equipped with ducted air-conditioning, electronic keypad entry, and a double lock-up RC garage offering direct internal access, it ensures all the modern conveniences and security features for easy living. The inclusion of a solar power system, premium kitchen appliances, and versatile living areas, including ideal work-from-home spaces, cater to the demands of a contemporary family lifestyle. Completing the picture is a landscaped yard complete with rose garden, formal hedges, private courtyard and Jacaranda tree, secured by a picturesque white picket fence providing a safe, low-maintenance haven for your family & friends. Encompassing 4 built-in bedrooms upstairs, the dual aspect main with a huge luxury en-suite including separate shower & WC with custom, built-in seat. A sparkling chandelier, suspended above the freestanding bath, creates an aura of opulence and indulgence and will become a savoured place to retreat. The floorplan of this property is quite unique and inspired for a Federation era Queenslander home. A sprawling hallway connects all rooms, emphasizing privacy, yet facilitating seamless flow throughout the upper level, enhanced by multiple skylights illuminating the living spaces. The 2 ambient main living areas are side by side and can be closed off from both the entry and main hallways and has beautiful French doors to the study. They are generous in proportion and separated by a bespoke archway with original glass insert and each with huge double hung windows opening to the front verandah. The sitting room has a vintage look combustion heater providing a cosy and nostalgic feel. Off the 2nd living room is a study with original coloured glass sliding windows and electronic keypad lock door to the front verandah, making this a perfect work from home space or home office. There is also another entry off this space to external stairs at the side of the property. At the rear, the vast kitchen and dining area open onto a private verandah, seamlessly merging indoor and outdoor living. White Hamptons-style cabinetry, a Belling freestanding cooker, Caesarstone island bench, and a restored Crown wood-fired stove evoke warmth and functionality, inviting gatherings and culinary delights. There is ample room for an 8 - 10 seater dining table and up to 5 stools at the island, catering to the largest of families. Descending to the lower level reveals abundant living spaces, including two separate rumpus rooms, a multipurpose area, and an outdoor powder room, offering endless possibilities for relaxation and entertainment. Ample storage, a double garage with remote-controlled panel doors add direct internal access, and outdoor spaces for fireside gatherings or larger celebrations complete this exceptional home. 9 Lion Street is more than just a residence—it's a sanctuary for every season of life, promising comfort, convenience, and a cherished heritage. Embrace the opportunity to safeguard a legacy and make this distinguished address your own.

THE PROPERTY HIGHLIGHTS: CIRCA 1907 for FRANK & JEANNIE WHITEHEAD (Whiteheads Photographic founder) & owned by prominent Ipswich families throughout the 20th & 21st Centuries** 792 SQM FULLY FENCED BLOCK OVERLOOKING LIMESTONE PARK** ENVIABLE & COVETED LOCATION - Quiet leafy street, Inner City Precinct Famous for Historic & Heritage homes, walking distance to Town, Hospitals, University, Primary and High Schools + only minutes drive to IGGS, IGS, St Mary's & St Edmund's Colleges** 4 BUILT IN BEDROOMS, 2.5 BATHROOMS+ OFFICE/STUDY + MULTI PURPOSE ROOM + 3 LIVING AREAS SPREAD OVER 2 LEVELS UPSTAIRS PROPERTY FEATURES:** EAST FACING FRONT VERANDAH WITH LIMESTONE PARK VIEWS** FORMAL ENTRY WITH CRIMS SAFE SCREEN DOOR INTO WIDE CENTRAL HALLWAY WITH FEATURE CHANDELIER & TIMBER ARCHWAY & WALK-IN HALL CLOSET** EXPANSIVE LIVING AREAS SEPARATED BY BESPOKE TIMBER ARCHWAY WITH WOOD FIRE HEATER & FEATURE LIGHTING** OFFICE / STUDY ACCESSIBLE VIA FRONT VERANDAH - SUIT HOME BUSINESS** KITCHEN WITH LARGE CENTRAL ISLAND WITH PREP SINK + BUTLER'S SINK, ASKO DISHWASHER, QUALITY CABINETRY, RESTORED CROWN WOOD OVEN AND STATEMENT PENDANT LIGHTING + ROOM FOR AN 8-10 SEATER DINING TABLE + ACCESS TO REAR DECK** LARGE MASTER SUITE WITH WINDOW SEAT + CEILING FAN + LUXURY ENSUITE WITH STUNNING CHANDELIER, DOUBLE HEADED SHOWER, FREE-STANDING BATH, DUAL VANITIES & SEPARATE WC** 3 BEDROOMS ALL GOOD SIZE WITH BIR'S & FEATURE LIGHTING** MAIN BATHROOM WITH SEPARATE SHOWER, FREESTANDING BATH &**

VANITY** STYLISH POWDER ROOM** WHITE & BRIGHT LAUNDRY WITH BUILT-IN CABINETS + LINEN CUPBOARD + ACCESS TO REAR VERANDAH** PRIVATE REAR VERANDAH WITH PRIVACY SCREENS & STAIRS TO REAR YARD** INTERNAL STAIRS TO LOWER LEVELDOWNSTAIRS:** RUMPUS/MEDIA & GAMES ROOM WITH SPLIT SYSTEM AIR-CONDITIONING** MULTI PURPOSE ROOM; CURRENTLY BEING USED AS A FIFTH BEDROOM ** EXTENSIVE UNDERHOUSE STORAGE ** POWDER ROOM WITH EXTERNAL ACCESSADDITIONAL KEY FEATURES:** 4 ZONE DUCTED AIR-CONDITIONING + 6.6KW SOLAR SYSTEM ** CRIMS SAFE WINDOW & DOOR SCREENING** ELECTRONIC KEY-PAD ENTRY TO MAIN DOORS** BESPOKE TIMBER ARCHWAYS, POLISHED PINE FLOORBOARDS, DECORATIVE CEILING ROSES THROUGHOUT** TRADITIONAL SLIDING COLOURED GLASS WINDOWS TO STUDY & KITCHEN ** 11.5Ft HIGH VJ CEILINGS THROUGHOUT + 13M CENTRAL HALLWAY** INTERNAL STAIRS + 3 SETS OF EXTERNAL STAIRS** ALL WEATHER DRIVEWAY + RC PANEL DOOR TO DOUBLE GARAGE WITH DIRECT INTERNAL ACCESS** LANDSCAPED YARD & GARDENS WITH FORMAL HEDGING, PAVING & PATHS + MULTIPLE ENTERTAINING SPACES** BUILT WITH CRAFTSMANSHIP FROM A BYGONE ERALOCATION! LOCATION!900MTRS to Ipswich General Hospital950MTRS to Pring St Specialist Precinct1.0 KM to St Andrews Private Hospital 1.0KM to USQ Ipswich Campus1.2KM to Ipswich Central State School1.8KM to Ipswich Girls Grammar School1.9KM to Bremer State Highschool1.9KM to Nicholas Street Precinct, CBD & Train Station2.5KM to Ipswich Grammar School2.9KM to St Edmunds & St Mary's Colleges* All distances are approximate.HAVE YOU HEARD OF LIMESTONE PARK IPSWICH?Limestone Park was established in 1894 and comprises 95.5 acres of green community space in the centre of Ipswich. Home to Ipswich Netball, Eagles AFC, Little Athletics, Ipswich Thistle Pipe Band, PCYC, local cricket club and the venue of many cross country and athletics events. Concrete walking and bike paths wind their way around the perimeter of the park, dotted with exercise stations, playground and sports fields. Being the sporting and event hub of Ipswich, it is meticulously maintained and has been a community recreational space for over a century. Bordered by Lion Street, Salisbury, Chermside and Griffith Roads, the park stretches between Eastern Heights and Ipswich Central.Council Rates: \$610 per quarter (approx.)Water & Sewerage Services: \$230 per quarter (approx.)FOR SALE BY AUCTION :AUCTION ON-SITE 5PM SATURDAY 8TH JUNE Contact JUSTINE WAGNER for further details and how to make this home all yours!!DisclaimerThis property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every care is taken in the preparation of the information contained in this marketing, Place Estate Agents will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate.