

9 Spengler Street, East Ipswich, Qld 4305



Sold House

Tuesday, 3 October 2023

9 Spengler Street, East Ipswich, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Helene Shephard

0732813800

\$487,000

This home is vacant and ready for immediate occupation. Please view the floor plan to work out how this space will be your new place. The feeling is fresh, light, and yes, feels like home. Step onto the Easterly facing veranda with seamless access to your air-conditioned living room. 2.7-meter-high ceilings set the stage for the original timber floors throughout. The Kitchen is complete with pantry, extra bench space and electric cook top and oven. Three bedrooms + PLUS two independent rear sun rooms. Main Bedroom presents with air-conditioning, ceiling fan and built in robes. Two traditional double and king single bedrooms, are complete with ceiling fans and one built in robe. The third Bedroom might become your office, dining space or flex space! Traditional, fresh, main bathroom presents with shower over the bath and the essential separate toilet. 4 steps lead down to the internal laundry and double traditional tubs. This area presents with space to set up with extra storage and room for the freezer! OUTSIDE DELIVERS! Rear, under cover Patio is your go to for unwinding from the day. Fully fenced and secure on 607 m² with single lock up garage. Cricket anyone? Let's revitalise the fluffy Butt Hut ready for the Girls! Ipswich City Council Rates are \$457.60 per quarter as an owner occupier. AS AN INVESTOR! The rental appraisal is set at \$440.00 per week \$470.00 per week. Ipswich City Council Rates are \$556.60 per quarter \$457.60 per quarter This block saw water across the lot in 1974. No water on the land since then. Please see your Agent for the flood maps LOCATION IS FAMILY FOCUSED. Welcome to East Ipswich. A proud Past, an exciting Present and a strong Future! You are amongst all the tradition of Ipswich with all the modern facilities of our beautiful city. Engage with Limestone park and the walking tracks and dog walking and fitness zones. Queens park is your near neighbor with the infamous Café, animal enclosure, playground and grounds. Walk to the East Ipswich train station. It is the refurbished disability access station for all commuters and provides park and ride. Bus service close to your door! CBD of Ipswich is only a short ride or park and ride to commute. Walk to the Ipswich East Primary School. The comprehensive Silkstone Primary School, plus the options of the Girls Grammar private School are just a short commute. Just to name a few. The retail precinct of Booval Fair is only several blocks from you. This offers you all the facilities you require. No car is required to live in this location. You can walk to it all. Park and ride. Welcome Home. 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.