

Address available on request, East Ipswich, Qld 4305



Duplex/Semi-detached For Sale

Monday, 22 April 2024

Address available on request, East Ipswich, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 194 m2

Type:

Duplex/Semi-detached



Andrew Ferguson

\$859,200

Explore an extraordinary investment opportunity with this SMSF-eligible Dual Key property, promising exceptional yields and unrivalled potential in the burgeoning city of Ipswich. As the Ipswich council gears up for a staggering 170% increase in population by 2041, boasting a mind-boggling annual growth rate of 4% compared with the state average of 1.2%. (Source: Mayor Teresa Harding, QLD Economic Development Strategy 2023-2027) This property stands at the forefront of a thriving real-estate landscape given the potential for sustainable rental income and capital appreciation as population growth forecasted by Ipswich City Council, supply pressures and international immigration, continue to drive the market. Your gateway to financial independence awaits in this gem, meticulously crafted and thoughtfully designed to perfection. Positioned beautifully in the blue-chip and highly sought-after suburb of East Ipswich, a mere 400 meters from the East Ipswich train station and just a kilometre from the vibrant Ipswich CBD, convenience and connectivity are at your doorstep. Elegantly designed and meticulously crafted, this turn-key property comes fully landscaped, leaving you nothing to do but either move in or rent out to start reaping the rewards. East Ipswich has a 0.4% vacancy rate which is extremely low (as of March 2024 – SQM research) meaning you will have your choice of tenants and at a premium rate. Step inside the main residence and be greeted by a oasis of comfort and style. The split-system air conditioner in the main living area and master bedroom ensures year-round comfort, while the 2400mm ceiling height adds a sense of space and sophistication. The kitchen, adorned with 20mm stone benchtops and equipped with 600mm electric stainless-steel appliances, cooking will become a pleasure. Three standard pendant lights above the kitchen bench add a touch of elegance, perfect for intimate meals or entertaining guests. Every detail has been carefully considered, from the roller blinds on all sliding windows and doors to the framed mirror sliding doors in both the main house and the auxiliary dwelling. Do not miss your chance to secure this tremendous investment for your SMSF or personal portfolio with an estimated rental yield of \$875-\$925/week. Features include:

- Full turn-key and landscaping
- Split system air conditioner to main and auxiliary
- living & master bedroom
- 2400mm ceiling height
- 920mm painted feature external front door
- 20mm stone benchtops to kitchen and bathroom
- 600mm electric stainless steel kitchen appliances
- 3 standard pendant lights above kitchen bench where applicable
- Roller blinds to all sliding windows and sliding doors excl wet areas
- Framed mirror sliding doors to bedroom robes
- Grill style security screen
- Undercover alfresco with exposed aggregate concrete
- Home warranty and insurance
- 6 Star energy rating
- 1.5kw Duo Investor Solar Package
- Infrastructure Charges paid
- Approx 8 weeks until completion
- Fully constructed and on a single contract

Contact Andrew - 0421 788 691