

114 Thorn Street, Ipswich, QLD, 4305



Block Of Units For Sale

Saturday, 10 August 2024

114 Thorn Street, Ipswich, QLD, 4305

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Type: Block Of Units



Helene Shephard
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Character-Filled Flats on 2 Lots, close to University!

114 Thorn Street, Ipswich provides your investment utility, with 1,153m² of Character Housing Mixed Density on 2 lots, with 4 independent leases in place returning \$1,250 per week, congratulations.

Our location is future proofed, approx. 700m distance to the University of Southern Queensland Campus, approx. 1.3km to the Ipswich General Hospital and approx. 2km to the Ipswich CBD, your flood free investment will stand strong for years to come with the projected population growth predicted for our expanding city!

Our timed sale will close for offers on Friday the 30th August 2024 at 4:00pm.

Please call the agent to enquire for inspection times.

Your Property:

Unit 1 - 1 Bedroom 1 Bathroom 1 Carport with Tenancy in place until the 3rd April 2025 returning \$300 per week.

Unit 2 - 1 Bedroom 1 Bathroom 1 Carport with Tenancy in place until 8th March 2025 returning \$250 per week.

Unit 3- 1 Bedroom 1 Bathroom 1 Carport with Tenancy in place until 16th January 2025 returning \$400 per week.

Unit 4 - 2 Bedroom 1 Bathroom 1 Carport with Tenancy in place until 7th March 2025 returning \$300 per week.

Rates charge approx. \$1,817.65 per quarter.

Water Charge approx. \$1,094.02 per quarter.

Your Land 1,153 m² in total.

Zoning - Character Housing Mixed Density Ipswich City Council.

https://www.ipswichplanning.com.au/_data/assets/pdf_file/0019/1954/ips_part_4_div_07_char_areas_housing_zone.pdf

Presenting with 2 lots, 809m² with existing dwelling & 344m² vacant rear lot.

Flood & Mining Free.

<https://maps.ipswich.qld.gov.au/weave/planscheme.html>

Your Location:

- USQ Ipswich Campus- Approx. 700m
- Ipswich CBD- Approx. 2km
- Ipswich General Hospital- 1.3km
- Limestone Park- Approx. 750m
- Queens Park- Approx. 2km
- Ipswich Central Train Station- Approx. 2.4km
- Ipswich Central State School (Prep to Grade 6)- Approx. 1.7km
- Bremer State High School (Grade 7 to Grade 12)- Approx. 1.8km

Ipswich is the epicentre of residential growth, and the fastest growing City in Queensland!

This growth urgently requires properties.

The City of Ipswich's diverse economy and growing population offer unparalleled opportunities. A current population base of 251,148 - with a projection to more than double over the next two decades.

2023 TO 2027 IN A SNAP SHOT

PEOPLE -

11,500 new jobs for Ipswich (Manufacturing, Health Care, Construction)

2031 projection for number of residents 410,630

2041 projection for number of residents 557,649

PROSPERITY -

\$6.5 billion in gross regional product.

OUR GROWING REGION -

Spanning an area of 1,090km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 251,000 and projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centre's surrounding Ipswich Central.

Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities, with over 12,000 local businesses and over 93,000 local jobs. The City of Ipswich's Gross Regional Product is estimated at \$13.73 billion, which represents 2.95% of the state's GSP (Gross State Product).

Welcome to Ipswich A proud past, an exciting present and a strong future.

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