

1 Simmons Road, North Ipswich, Qld 4305



House For Sale

Tuesday, 25 June 2024

1 Simmons Road, North Ipswich, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 617 m2

Type: House



Helene Shephard

0732813800

OFFERS OVER \$569,000

TIMED SALE - OFFERS CLOSE MONDAY 1ST JULY AT 12PM PLEASE. Open Homes - Wednesday 26th June from 4 - 4.30pm Saturday 29th June from 9 - 9.30am You are connected to the heartbeat of our City where walking becomes your preferred choice and our parks embrace your morning routine. Precious time is spent living more and commuting less. Welcome home! If you are planning your future this location will deliver! Call right now to change your future! Let our floor plan take you on a discovery of our two expansive living areas. Circa 1960 this post war home is a flood free location and the elevation embraces the borrowed landscape of the tree line and green zone. DISCOVER ALL THIS: • FRONT ENTRY CATCHES THE NORTHERN SUN AND WELCOMES YOU IN. • LIVING ROOM ONE IS POSITIONED FOR EXPANSIVE VIEWS TO THE TREE LINE. • LIVING ROOM TWO. SEPARATE AREA WITH SEGWAY TO THE REAR PATIO. • KITCHEN IS GEARED FOR GAS COOKING. • DINING ROOM IS OPEN PLAN WITH CLIMATE CONTROL. • 3 INDEPENDENT BEDROOMS. • PRIMARY BATHROOM WITH FAMILY BATH AND VANITY AND TOILET. • INTERNAL LAUNDRY WITH SHOWER. • REAR, UNDER COVER PATIO WILL BE THE PLACE TO GATHER AND RESTORE. OUTDOORS CONTINUES TO DELIVER: • FENCED 617M2 AND SECURE FOR YOUR FAMILY AND PETS. • FLOOD FREE LOCATION. • SECURE SINGLE CAR ACCOMMODATION. • GARDEN SHED LOCK UP. • ESTABLISHED GARDENS. INVESTOR ALERT: OUR ZERO VACANCY RATE MEANS WE NEED YOU! GEAR UP! THE RENTAL RETURN IS APPRAISED AT \$530.00 TO \$570.00 PER WEEK. IPSWICH CITY COUNCIL RATES ARE \$523.60 AS AN INVESTOR PER QUARTER. WATER RATES ARE APPROX \$ 235.30 PER QUARTER. WALK TO: St Joseph's Primary School - 700m Brassall State School - 1.3km Ipswich State High School - 1.6km HIGHWAY ACCESS - Warrego Hwy - 800m EDUCATION OPTIONS: St Joseph's Primary School - 700m Ipswich North State School - 2.3km Tivoli State School - 2.9km St Mary's & St Edmund's Colleges - 4.5km Ipswich Grammar School - 4.5km Ipswich Girls Grammar School - 4.7km University of Southern Qld (UniSQ) Ipswich - 5.3km RETAIL AND AMENITIES: Riverlink Shopping Centre - 1.9km Ipswich CBD - 2.7km Bakehouse Steakhouse - 3km The Rusty Nail - 3.9km Queens Park - 4.4km Clint's Farm Fresh Produce - 1.3km Queensland Museum Rail Workshops - 1.7km Brassall Bikeway - 1.6km 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 233,302 - 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. A DYNAMIC MIX OF OLD AND NEW Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulmur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future. OUR GROWING REGION. Spanning an area of 1,090 km², 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 231,000 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 Welcome to North Ipswich A proud Past, an exciting Present and a strong Future. 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.