

1206/11 Ellenborough Street, Woodend, QLD, 4305



House For Sale

Monday, 28 October 2024

1206/11 Ellenborough Street, Woodend, QLD, 4305

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



Helene Shephard

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CBD EXECUTIVE SKY LIVING APARTMENT

Welcome to your front row seat in one of the fastest growing Cities in Queensland, congratulations.

Feet up, breathe in the views, and just bring you, welcome home.

Your 12th storey apartment is perfect for the minimalist city lifestyle, with views of our iconic St Mary's Church, Ipswich Boys Grammar School and beyond.

Your clever, space savvy compact kitchen is complete with a full-size electric oven, fridge and dishwasher. The kitchen flows into the open plan living and dining area with air-conditioning and immediate access to your alfresco balcony, creating the ultimate lifestyle space.

The bathroom is complete with a full-size shower over bath and laundry.

Added extras:

LG refrigerator/freezer.

Washing machine & dryer.

Kitchen island bench.

Air conditioner is less than 2 years old.

Balcony shutters are new.

All indoor light fixtures are low energy LED lights - reduce ongoing power costs.

Approx. 50% of the complex is owner occupied. There is a community feel and we will all look after you. Let me arrange a meet and greet with the residents over a glass of the best!

Aspire Apartment Facilities and Amenities include exclusive access to a private recreation club featuring:

- 25 meter heated lap pool
- Spa
- Sauna
- Air conditioned gymnasium
- Meeting / function room for all your celebrations . free for the residents and complete with A/C and fridges and space to cater for 100 guests.
- BBQ areas pool side. Entertaining decks around the pool area
- Private sun lounging areas which go to star gazing after the sun goes down.
- Security is ensured through: Remote access. High-speed security lifts. CCTV and video surveillance. Intercom security access
pre-allocated undercover car space.
- Situated just 40 minutes' drive from Brisbane and an hour from the Gold Coast, Aspire offers unparalleled convenience:
- City Mall, CBD, cinemas, shops, supermarkets, banks, restaurants all within a 5-minute walk
- Medical facilities, hospitals, transport, schools, and churches nearby
- Renowned educational institutions Ipswich Boys Grammar, St Edmund's, and St Mary's College within walking distance
- Scenic views of Ipswich's Bremer River and the revitalized River Heart precinct Tulumur Place , featuring parklands, river boardwalks, walking/cycling paths, art installations, waterfalls, picnic/BBQ facilities, and more.
- Easy access to Ipswich Hospital, Ipswich CBD, and other quality amenities.

PARK AND WALK OR RIDE!

You may not even need a car with everything the City has to offer right at your fingertips, knowing that the commute to Brisbane is easy with the train station only a 5 minute walk away, breakfast can be enjoyed at a huge range of local and onsite cafes and eateries which are all within walking distance and local schools, churches and parks are all just a brisk walk away.

HOW DO I MOVE IN?

Currently this unit is tenanted until the 17/04/2025, paying \$450 per week.
Please call the Agent to secure your private viewing and find out all the details .Let's talk!

AS AN INVESTOR -

EXISTING TENANCY ON A 12 MONTH FIXED LEASE PAYING \$450 PER WEEK ENDING 17/04/2025

To respect our tenants privacy, the photos were taken prior to the lease. We invite your call to arrange a private viewing.

BODY CORP COSTS ARE APPROX \$1,722.60 per quarter.

IPSWICH CITY COUNCIL RATES ARE APPROX. \$485.35 per quarter.

WATER RATES ARE APPROX \$376.36 per quarter.

SECURE CAR PARKING IS NUMBER B4 16.

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 - Tulum 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 251,148 as per 2023, 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 centres 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 Ipswich! A proud Past, an exciting Present and a strong Future! Welcome Home!

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