

**15 Spresser Street, Tivoli, QLD, 4305**



**House For Sale**

Thursday, 1 August 2024

15 Spresser Street, Tivoli, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **YOU WILL BE GLAD YOU WAITED!**

You will be so glad you waited. A home that is geared to give you back time to do less and enjoy more.

Your street is leafy and quiet with long-term, mindful neighbours who take care of each other.

Perfectly pet friendly, complete with electric front gate and white picket fence. Home starts right here.

Say YES to the restorative, private front veranda, rear timber deck, made for dancing and star gazing. Let our photos and floor plan help you discover your new space. The focus is on the open plan, connected living, dining and kitchen.

Step onto the private front veranda, with alfresco living which will find this as your second living space. Let life ease back a few notches.

Open plan, connected living is climate controlled.

The kitchen presents fresh and complete with pantry, double dish drawer and conversation station.

Three real bedrooms all with built-in robes, plus an office or potential fourth bedroom. The main bedroom has 2-way access to the family bathroom which is traditional with a full bath and separate shower. Love a bath for the Friday night wind down.

The property is owner occupied and it is time for a tree change and we offer you move in ready to suit 45 to 60 days. Let's talk!

## **OUTDOORS CONTINUES TO DELIVER.**

The idea is to spend more time with family and less time maintaining. The 478m<sup>2</sup> block is deceptive with strong front yard space and oh so private rear space. Love that combo. Perfect Queensland living on your raised rear deck.

Flood free flat block with mindful gardens, room for play, fun and just living.

Some of the items to expect:

Adjustable steel stumping.

Single carport.

Lockup garden shed.

Estimated rental return of between \$560 - \$600 per week.

Yes, we do have surprises in house for you.

(internal photos are circa July 2021) We offer you a current walk through video if a personal visit is not an option to you.

## **PRIME LOCATION.**

All this modern living, in a traditional setting, is within walking distance to the Saint Joseph's Private School and a bus stop within 500 metres.

Community minded neighbours.

Convenient access to Ipswich Hospital, Ipswich CBD and all our quality facilities.

Your area is serviced by many award winning private and public education facilities including the Ipswich North Primary School and the Ipswich State High School.

Walk to -

North Ipswich Child Care Centre - 260m / 4 min  
Clint's Farm Fresh Produce - 800m / 11 min  
St Joseph's Primary School - 1.1km / 14 min  
Queensland Museum Rail Workshops - 1.2km / 16 min

Drive times:

Ipswich North State School - 1.4km / 3 min  
Tivoli State School - 1.7km / 3 min  
Riverlink Shopping Centre - 2.5km / 6 min  
Brassall State School - 2.4km / 4 min  
Ipswich State High School - 2.6km / 5 min  
Ipswich Train Station - 2.7km / 5 min  
Ipswich CBD - 2.9km / 6 min  
St Mary's College - 3.3km / 7 mins  
St Edmund's College - 3.5km / 8 min  
Ipswich Girls' Grammar School - 3.9km / 7 min

Welcome to North Ipswich. A proud Past, an exciting Present and a strong Future! Come home.

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