

**4 Simpson Street, Ingham, QLD, 4850**



**House For Sale**

Thursday, 1 August 2024

4 Simpson Street, Ingham, QLD, 4850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **DON'T MISS OPPORTUNITY TO PURCHASE THIS MAGNIFICENT HOME IN TOWN!**

Here is your opportunity to purchase this magnificent highset steel framed & vinyl clad home in the Ingham township area known as Ardrossan Estate. The home has 3 bedrooms and has a built in wardrobe as well as built in 12 draws in the main bedroom and a built in desk in the 2nd bedroom.

The home had a new kitchen added in 2019 with new oven, cooktop and rangehood. It has cupboards to the ceiling and laminated splashbacks and soft close drawers. Currently the owners have a kitchen table in this area – that could be removed to make more room in the kitchen. The kitchen opens onto a formal dining room that then opens onto the lounge.

The bathroom has a shower with stainless steel floor and vanity while the toilet is located separately. Both of these rooms have tiled floors that were newly added in 2019. The rest of the home had new vinyl planking added throughout in 2019.

The home has Daikin split system airconditioning in the living area and 1 bedroom and box airconditioners in the main and other bedroom. These were all serviced in 2022. The home also has ceiling fans throughout. The home has tinted windows with roller blinds and was painted inside and out in 2019. An enclosed deck at the front has aluminium floor as well as window shutters to keep out any glare.

A large undercover deck at the rear was tiled in 2019. A new hotwater system was also added that years, while a 5kw Solar System was installed in 2023. A rumpus room with a bar is located underneath the home. A large family gathering has been held underneath this house in the past.

The home has a carport at the front, drive through garage underneath and 2 carports at the rear that can be accessed by the garage. The rear yard is fenced and has a lawn locker. The home has established trees and gardens along with a paved area at the front. The property has not had any flooding on it since 2009.

Take a Video Tour of the property by clicking on the Video link.

For further details on the property, or the district, or to arrange an inspection time contact the action team at Felix Reitano Real Estate.

The Reitano family has been selling in the district since 1923. They look forward to assisting you too with your next purchase!

See more of what the magnificent Hinchinbrook area has to offer via copying & pasting this link - <http://www.hinchinbrookway.com.au> or by clicking on the attached External Link / Virtual Tour.

### **Disclaimer:**

The particulars of this listing are supplied for information only and shall not be taken as representative in any respect on the part of the Vendor or its agents !