

**45 Glebe Rd, Newtown, QLD, 4305**



## House For Sale

Friday, 16 August 2024

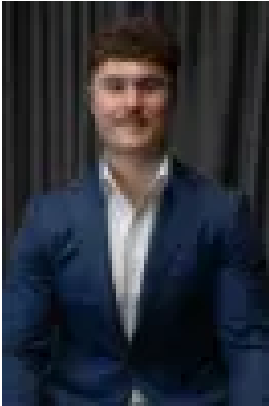
45 Glebe Rd, Newtown, QLD, 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Charles Kimmorley  
0477652889

## FRESHLY RENOVATED FAMILY HOME ON LARGE CORNER BLOCK

Welcome to 45 Glebe Road, where timeless charm meets modern luxury in the heart of Newtown. This freshly renovated masterpiece has been meticulously crafted to offer an unparalleled living experience in one of Ipswich's most sought-after locations.

Upon entry you'll immediately be captivated by the high ceilings and stunning VJ wall panelling that pay homage to the home's heritage while embracing contemporary elegance. The open-plan living and kitchen area forms the heart of the home, with Caesarstone waterfall benchtops, a designer kitchen sink, Bosch dishwasher, and soft-close drawers, all anchored by a large 900mm Italian gas cooktop and oven, complete with a matching rangehood. This kitchen is a chef's dream, designed for both culinary masterpieces and everyday convenience.

The living area flows seamlessly into a spacious media room, perfect for movie nights or a relaxing retreat. Throughout the home, new timber-look flooring adds warmth and sophistication, complimented by a split system air conditioning unit located in the living area plus ceiling fans in every bedroom, as well as in the living and media rooms, ensuring year-round comfort.

The master bedroom is a sanctuary of luxury with a modern ensuite featuring premium brass fixtures, while the renovated main bathroom is a showstopper with its freestanding designer bathtub and illuminated shower nook. Both spaces exude a spa-like atmosphere, offering a tranquil escape from the everyday.

Outdoors, the property continues to impress with manicured gardens that create a private oasis. Children will delight in the dedicated sandpit and play area, while adults will appreciate the fully fenced yard, large double carport, and secure under-house storage, complete with a separate workshop area. The galvanised iron roof adds a touch of durability and style to this already remarkable home.

Mains gas connection provides efficient hot water, and the addition of security screens on all windows ensures peace of mind. Every detail has been considered, making this home not only beautiful but also incredibly functional.

Ipswich City Council Rates: Approximately \$433 per quarter (subject to change)

Newtown is such a desired location not only due to its community feel but the locality to amenities and everything that Ipswich has to offer. Just a short stroll to Limestone Park & Queens Park, the Japanese gardens, wildlife sanctuary, tennis facilities, skatepark, basketball courts as well as an AFL field & cricket pitch. You're just a short drive from countless cafes and eateries as well as Silkstone's new shopping village with grocery stores, doctor's facilities, Nicholas Street Precinct and much more. You're also a mere four minute drive to Ipswich's CBD & one minute drive to Ipswich Girls Grammar School.

With Ipswich rapidly gaining the recognition it deserves for being a top-quality city, Newtown would be up there as one of the most sought-after suburbs. You will have peace of mind that your investment and choice has been a great one.

Listing agents: Charles Kimmorley & Andrew Debattista

Don't be disappointed, call me now - I'm waiting for your call.

NGU Real Estate Ripley - The Kimmorley Group

Results Speak Louder Than Words

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