

5 Clarice Avenue, North Ipswich, Qld 4305



House For Sale

Tuesday, 25 June 2024

5 Clarice Avenue, North Ipswich, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1012 m2

Type: House



Tina Giles  
0733436388



Troy Boettcher  
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## Offers Over \$629,000

Introducing this charming 3-bedroom high-set home located at 5 Clarice Av, North Ipswich. This property offers a perfect balance of comfort and convenience, making it a fantastic opportunity for both families and the investor. It features polished hardwood timber floors throughout, three spacious bedrooms and a revamped bathroom to add a touch of modern luxury while the well-appointed kitchen caters to all your culinary needs. The 1,012 m2 block allows ample space for rear yard vehicle access and is also fully fenced. For the investor, you may also be able to subdivide or convert to dual occupancy (subject to ICC approval). It's located in a quiet street with easy access to the Warrego Highway and just minutes to local shops and schools. Features include\* 3 good sized bedrooms with polished hardwood timber floors\* Open plan living area with access to the front balcony\* Well-appointed kitchen with plenty of bench and cupboard space\* Revamped bathroom with shower over bath\* Mostly freshly painted inside and out\* Many options downstairs – could be utilised as storage or the man cave\* 3 vehicle garage plus internally laundry\* Security screens throughout upstairs\* 1,012 m2 block – perfect for dual occupancy or possibly subdivision (subject to council approval) \* Rear yard vehicle access complete with a garden shed and pet pen\* Currently owner occupiedDon't miss out on this gem!\*\*Disclaimer: All information is provided in good faith and is accurate to the best of our knowledge, but House Property Agents takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.