

Units 1 & 2 / 6 Thorn Lane, Ipswich, Qld 4305

Sold Duplex/Semi-detached

Friday, 22 March 2024



Units 1 & 2 / 6 Thorn Lane, Ipswich, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type:

Duplex/Semi-detached



Helene Shephard

0455157132

\$550,000

• 450m to Ipswich General Hospital. • 550m to St Andrews Private Hospital. • Zoned Character Residential. • Flat, flood free 604m² block. • Circa 1950. • Unit 1 - fixed lease agreement 03/05/2023 - 02/05/2024, paying \$240.00 per week. • Unit 2 - periodic lease agreement (60 days' notice required for vacate), paying \$260 per week. • Combined income of \$500.00 per week. • Current land valuation \$300,000. • Ipswich city council rates are approx. \$1,005.35 per quarter. • One water meter. Two gas meters. Two power meters. • Lot 7 RP66929 PLEASE REQUEST YOUR INFORMATION

MEMORANDUMThe current state of the property will benefit from a renovation. Please speak to the agent for further information. Option ONE: Position land bank, as is where is Option TWO: Value add. Conduct improvements for two targeted demographics - Upgrade the two existing units for medical staff tenants - OR - Convert the existing dwelling into one residential home. Auction: In-room at First National Action Realty Ipswich 48 Warwick Road Ipswich Saturday 13/04/2024 at 10.30am Property Access - Open for Inspection: Wednesday 27th March 4.30pm to 5.00pm Wednesday 3rd April 4.30pm to 5.00pm Wednesday 10th April 4.30pm to 5.00pm Saturday 13th April 9.30am to 10.00am Why Ipswich? Ipswich is the epicentre of residential growth, and the fastest growing city in Queensland! This growth urgently requires properties. This is where you come in. The city of Ipswich's diverse economy and growing population offer unparalleled opportunities. A current population base of 233,302 - with a projection to more than double over the next two decades. 2023 to 2027 in a snap shot People - 11,500 new jobs for Ipswich (manufacturing, health care, construction) 2031 projection for number of residents 410,630 2041 projection for number of residents 557,649 Prosperity - \$6.5 billion in gross regional product Location Ipswich General hospital - 2 min / 450m St. Andrews private hospital - 2 min / 550m Nicholas street precinct - 5 min / 1.8km Cunningham highway - 11 min / 6.5km Centenary highway - 12 min / 7.5km Warrego highway - 12 min / 7.5km School drive times: Ipswich Central State School - 2 min / 800m USQ - 2 min / 1.2km Ipswich Girls' Grammar School - 3 min / 1.5km Bremer State High School - 5 min / 2.3km St Edmund's & St Mary's Colleges - 6 min / 2.6km Ipswich Grammar School - 6 min / 3km Disclaimer: first national action realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.