

**1 Bridson Avenue, East Ipswich, QLD, 4305**



**House For Sale**

Wednesday, 13 November 2024

1 Bridson Avenue, East Ipswich, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jackson Wales  
0402930390



Zoe Wales  
0427659868

## Investing In Location Meets Untapped Potential - Renovators Dream In High Side East Ipswich

Situated on a 607m<sup>2</sup> block, this three-bedroom home with an additional study presents a rare opportunity in the high-side heart of East Ipswich. The house is full of potential, with plenty of natural light, solid bones, and a highly sought-after location just minutes from the Ipswich CBD. While it needs the work, the value is in the address - perfect for a visionary buyer ready to transform this property into a beautiful, finished home amongst other well-maintained and heritage properties, walking distance to one of Ipswich Girls Grammar, in this coveted area.

- Three bedrooms, one with built-in robe
- Separate study for additional space
- Open-plan kitchen and dining area
- Separate lounge/living room for relaxation
- Bathroom with bathtub and separate toilet
- New flooring throughout
- Secure front porch
- Shed with an extended awning for carport space
- Laundry room with space for an extra fridge or freezer, plus linen storage
- Established gardens
- Side access
- Flood-free property
- 607m<sup>2</sup> block

### Location \*

90m to Ipswich Girls Grammar

1 minute to Queens Park and Tennis Courts

2 minutes to East Ipswich Train Station

2 minutes to Coles Ipswich

3 minutes to Bob Gamble Playground & Riverheart Park

4 minutes to the Netball Courts

4 minutes to both Ipswich General and St Andrews Hospital

5 minutes to St Edmunds & St Mary's private schools

5 minutes to Riverlink Shopping Centre

38 minutes to Brisbane CBD

The street itself is a gem, with multiple updated homes and even a heritage-listed property next door. With so much on offer in the surrounding area and such incredible potential to bring this house to its full glory, this property is an exceptional investment for those ready to take on a project. Restore the charm and realize the future in one of East Ipswich's most desirable streets and embrace inner city living in Australia's fastest growing city, Ipswich.

Reach out via an enquiry to receive an email with more information such as property map/s, rental appraisal and more. We look forward to meeting you at the open homes.

\*approximately