

**14 Railway Street, East Ipswich, QLD, 4305**



**House For Sale**

Tuesday, 31 December 2024

14 Railway Street, East Ipswich, QLD, 4305

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jenni Hood

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## CHARACTER HOME PLUS HUGE SHED ON LARGE FLOOD FREE BLOCK

Welcome to 14 Railway Street in the popular and handy suburb of East Ipswich.

This property represents fantastic value for money as it is but for those wanting an easy renovator, there is potential to add further value with a few upgrades.

Located in a quiet street surrounded by other character homes close to all amenities including schools, shops, restaurants and transport with East Ipswich and Booval train stations within easy walking distance for commuters to Brisbane.

East Ipswich primary school, Girls Grammar and school bus service to all surrounding public and private schools and a selection of shops are a short drive away with your choice of Booval Fair Shopping Centre, Riverlink shopping centre, Ipswich CBD and local shops with bakery and convenience store,

Stepping through the front door, an enclosed veranda provides an entry hall as well as a great space for a home office or study nook.

The home has been partially freshly painted inside and carpet has been removed in the large air-conditioned central lounge room to reveal beautiful timber floors which would look stunning with a sand and polish. A separate dining room opens from the lounge and leads you through to the modern kitchen with gas cooktop, new electric oven and plenty of bench and cupboard space.

Four bedrooms, (two with built ins and ceiling fans), are large enough for queen size beds and are serviced by the main bathroom with shower over small bathtub, and separate toilet with new toilet and cistern. The bathroom has been freshly painted but does need an upgrade. It is serviceable as it is, but a tasteful renovation here would add instant value to the home.

The home is situated to the front of the large 1017m<sup>2</sup> flood free block making the most of the private, fully fenced back yard and providing heaps of room for the kids and pets to play plus a buffer from the train line behind the property. The huge shed with concrete floor has two vehicle bays plus a workshop bay and there is rear yard access for vehicles to the whole yard. Car accommodation is provided for with two bays in the shed and one small car garage under the house. Underneath, the home has plenty of storage and has been partially restumped with steel stumps while the remainder are the original timber stumps.

Surrounding properties have achieved much higher sale prices so with a few improvements, this could be a great way to get into the market and add some value.

For your opportunity to inspect, call Jenni to arrange your private inspection or come along to the open homes.

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- FLOOD FREE BLOCK WITH REAR YARD VEHICLE ACCESS
- HUGE SHED WITH 2 VEHICLE BAYS PLUS A WORKSHOP BAY
- 3 CAR ACCOMMODATION
- FRESHLY PAINTED INSIDE
- LARGE OPEN CENTRAL LOUNGE
- SEPARATE DINING
- SPACIOUS MODERN KITCHEN WITH ELECTRIC APPLIANCES AND DISHWASHER
- MAIN BATHROOM WITH SEPARATE TOILET
- CLOSE TO SCHOOLS, SHOPS AND TRANSPORT
- LESS THAN 10 MINS TO IPSWICH CBD AND SHOPPING CENTRES
- APPROX 40 MINS TO BRISBANE

• 2 WALKING DISTANCE TO TRAIN