

32 Smith St, North Ipswich, QLD, 4305



House For Sale

Thursday, 28 November 2024

32 Smith St, North Ipswich, QLD, 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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FOR THE LOVE OF TRADITION AND A QUALITY LIFESTYLE. 986M2

A respected home with a mindful blend of tradition and modern plus the excellent 9m x 6m shed all on a flood free 986m2. How will you use this space and value add to your lifestyle?

We are an owner occupied home and ready for the new custodian right now. Let's talk!

LIVING LEVEL:

Only a character home offers a sense of warmth and authenticity with soul lifting 3.1-metre-high, original VJ timber ceilings and walls and a floor plan that engages seamlessly with verandas and our delicious Queensland living. Welcome Home.

Period features harmonise with modern elements, creating a space that is both functional, inviting and stylish. Double French doors connect you to the generous side deck. Whether it's a weekend brunch or a quiet evening, this space offers a perfect backdrop for creating cherished memories with family and friends.

- 2 GENEROUS ALFRESCO SIDE DECK AND TRADITIONAL FRONT VERANDA.
- 3 INDEPENDENT SUBSTANTIAL BEDROOMS. 2 WITH VERANDA ACCESS.
- 2 PRIMARY BEDROOM PRESENTS WITH A/C.
- 2 INDEPENDENT LIVING ROOM WITH SIDE VERANDA ENGAGEMENT.
- 2 DINING / SECOND LIVING ROOM WITH CLIMATE CONTROL.
- 2 FRESH KITCHEN WITH GAS COOKING, PANTRY. CONVERSATION HUB AND STRONG STORAGE.
- 2 MODERN NEW BATHROOM WITH LUXURY BATHTUB AND WET ROOM STYLE FREE FORM SHOWER.
- 2 GLEAMING ORIGINAL TIMBER FLOORS THROUGHOUT.
- 2 SPACE SAVVY MODERN LAUNDRY.

GROUND LEVEL:

Congratulations! Steel, adjustable stumps in place. Powered workshop area plus an extra toilet on a concrete base. All secure with a lock up finish. Love that!

THE SHED DELIVERS!

- 9 M X 6 M. ON A CONCRETE BASE.
- 2 BAY FRONTAGES WITH A 3.5 M INTERNAL HEIGHT. 2.2 M CLEARANCE.
- 2 REAR ROLLER DOOR ACCESS IS 2.4-METRES-WIDE WITH A 2.2 M HEIGHT CLEARANCE ON THE ROLLER DOOR.
- 2 GLASS CONNECTING DOOR TO THE COVERED CARPORT.
(Value add work from home office)
- 2 CARPORT PRESENTS WITH A 2.4 M CLEARANCE AND 5.5 M x 2.8 M AREA.
- 2 POWERED AND SECTIONED TO ALLOW A PRIVATE REAR SPACE.

FAMILY OUTDOORS ON A FLAT, FLOOD FREE USABLE 986M2!

- 2 ENTERTAINING PAVED OUTDOOR ZONE WITH A TRADITIONAL BRICK TIMBER BURNING BBQ.
- 2 ESTABLISHED TREES AND OLD GROWTH GARDENS WITH SPACE TO GO ORGANIC.
- 2 WATER TANKS - 3,000 LITRE SLIMLINE.
- 2 NBN - FTTP AVAILABLE.
- 12 SOLAR PANELS ON BOARD.
- 1 Ipswich city council rates owner occupier approx. \$488.82 per quarter.
- 1 Ipswich city council rates as an investor approx. \$579.96 per quarter

LOCATION, LOCATION, LOCATION

Where you live matters. A location to walk to schools, connect to the motorway in minutes and be surrounded by

character homes in one of Ipswich's leading suburbs where history has been fully respected and honoured. Coffee is a stroll away.

Queensland Museum Rail Workshops - 190m

Clint's Farm Fresh Produce - 250m

Ipswich North State School - 650m

St Joseph's Primary School - 900m

Riverlink Shopping Centre - 1.4km

Warrego Highway - 2.1km

Nicholas Street Precinct - 2.2km

Brassall State School - 2.3km

Ipswich State High School - 2.3km

Ipswich Train Station - 2.4km

Queens Park - 3.5km

Ipswich Grammar School - 3.3km

Brisbane City - 42.6km

A DYNAMIC MIX OF OLD AND NEW

Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state.

Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre.

Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future.

OUR GROWING REGION.

Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north.

It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades.

In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centre's surrounding Ipswich Central.

Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities

Welcome to Raceview A proud Past, an exciting Present and a strong Future.

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