

# 38 Warner Street, Raceview, Qld 4305

## House For Sale

Wednesday, 8 January 2025



38 Warner Street, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 686 m2**

**Type: House**

## Offers Over \$679,000

Welcome to 38 Warner Street, Raceview, a home that perfectly combines modern renovations with practical functionality. Situated on a generous 686m<sup>2</sup> block, this property boasts a brand-new lease on life with a complete renovation, including fresh paint inside and out, a new roof, updated flooring and stylish upgrades throughout. Unlike other properties on the market all the hard work has been done for you. Step inside to discover three spacious bedrooms, all adorned with new carpets and ceiling fans ensuring year-round comfort. The master bedroom is further enhanced with its own air-conditioning. The bathroom has been thoughtfully renovated, featuring floor-to-ceiling tiling, sleek new fixtures and fittings that exude modern elegance. The heart of the home is the open-plan living and dining area. This inviting space showcases new flooring, charming timber feature walls, ceiling fans and air-conditioning, creating the perfect space for relaxation or entertainment. Adjacent the kitchen has been tastefully updated to meet the needs of modern living. It features electric appliances, timber-look countertops, a striking backsplash and ample storage, making it both stylish and practical. Downstairs, a shady patio which is the perfect place to enjoy the well established front gardens. You'll find a versatile multipurpose room with endless possibilities, maybe a home gym, extra space for the kids or just secure storage space. This level also includes a single-car garage and a convenient laundry area. A standout feature of this property is the impressive 6m x 9m shed, offering endless possibilities for storage, hobbies or workspace. Whether you're a DIY enthusiast, have too many toys or simply in need of extra storage, this shed is sure to impress. The fully fenced yard still provides plenty of space for outdoor activities, pets or future landscaping projects. Perfectly positioned in the heart of Raceview, this home enjoys close proximity to local schools, shopping centres and the Ipswich CBD. Everything you need is just a short drive away, making everyday life convenient and stress-free. This property is currently vacant but has been rent appraised at \$600 - \$630 per week. Don't miss the opportunity to own this beautifully renovated home that ticks all the boxes. With nothing left to do but move in and enjoy, 38 Warner Street, Raceview, is ready to welcome its new owners. Key Features: • Generous 686m<sup>2</sup> block with ample yard space. • Fully renovated inside and out. • Three spacious bedrooms with new carpets and ceiling fans; master with air-conditioning. • Stylishly renovated bathroom with modern finishes. • Modern kitchen with electric appliances, timber-look countertops, and ample storage. • Versatile multipurpose room downstairs. • 6m x 9m shed for storage or hobbies. Nearby Locations: • 3 minutes - Raceview Shopping Village • 4 minutes - Raceview State School • 4 minutes - Bethany Lutheran Primary School • 6 minutes - Ipswich CBD Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.