

12 Frost Street, NORTH IPSWICH, QLD 4305

SOLD BY NICK KNAUSEDER

HIGH-SET CHARACTER COTTAGE, SIDE VEHICLE ACCESS, PLENTY OF STORAGE

This charming character home is in a quiet, family friendly cul-de-sac and sits on a fully fenced 478m² block with side vehicle access. The home features 3 bedrooms with polished timber floors, open-plan kitchen/dining/lounge space, galley kitchen with feature lighting, wrap-around front veranda, bathroom with combined bath/shower and abundant under-house storage space. There is plenty of potential to add value here with the addition of bifold doors, a deck and swimming pool.

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Enquire now, this one won't last long!â#

Property Features:â#

- Covered wrap-around front verandaâ#

TYPE: Sold

INTERNET ID: 300P70133

SALE DETAILS

**SOLD BY NICK
KNAUSEDER**

CONTACT DETAILS

Ipswich
8 Downs Street
North Ipswich, QLD
07 3201 3600

Nick Knauseder
0422 904 007

- 3 bedrooms with high ceilings, polished timber floors, ceiling fans and venetian blinds
- Galley kitchen with feature lighting, a variety of storage cupboards and preparation surfaces, tiled splashback, dishwasher, built-in oven and cooktop; tiled floor
- Large dining space with feature lighting adjacent to the kitchen; tiled floor
- Open design lounge room adjacent to the dining / kitchen space; air-conditioned
- Study / sitting area adjacent to the lounge room with access to the wrap around veranda
- Bathroom with tiled floor, combined bath/shower and vanity
- 2x under-house car / vehicle spaces; concreted
- Under-house laundry & storage space
- Fully fenced block with side vehicle access
- Established trees; leafy outlook
- VJ walls and ceilings
- Circa 1896 build with lovely original features

Investors:

- Rental appraisal: \$390-\$410/week

Area Details:

- Walking distance to Bus Stop
- Walking distance to Parks / Greenspace
- Walking distance to St. Josephs Primary School
- 3 minutes* to Ipswich North State School
- 4 minutes* to Ipswich State High School
- 4 minutes* to Riverlink Shopping Centre
- 5 minutes* to Ipswich Train Station
- 7 minutes* to Ipswich Hospital
- 9 minutes* to USQ Ipswich Campus / Ipswich Showgrounds

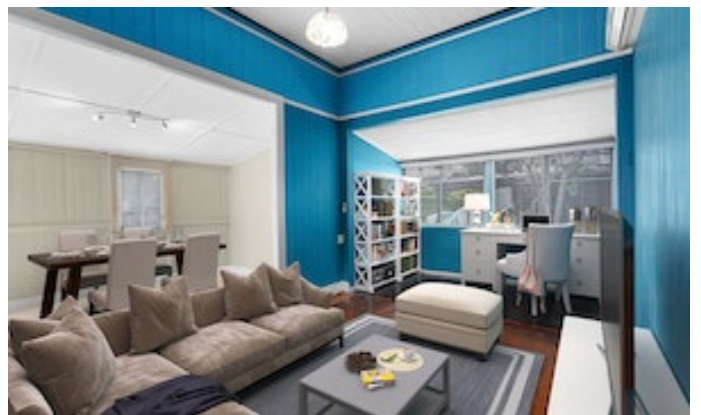
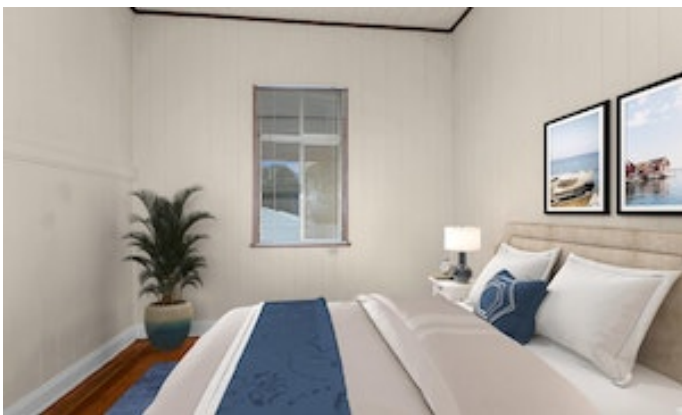
Please contact Nick Knauseder on 0422 904 007 to arrange your inspection.

Approximate

- Land Area 478.00 square metres

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 3
- Bathrooms: 1
- Double garage



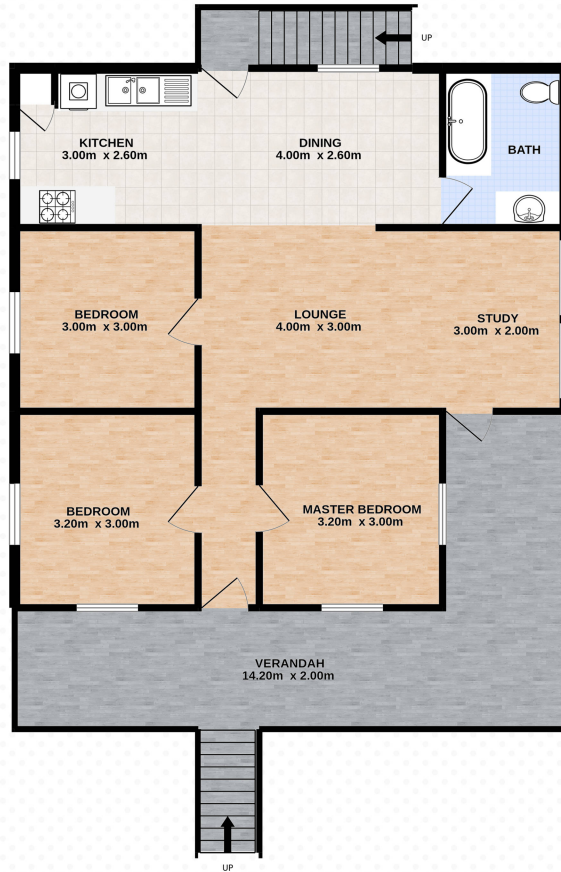


12 Frost Street, NORTH IPSWICH

3 | 1 | 2 | 478m²

Nick Knauseder | 0422 904 007

Total approx floor area 112m² (including covered external areas)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.