



## 24 Perry Street, CHURCHILL, QLD 4305

SOLD BY NICK KNAUSEDER

STUNNING POOL AREA, FANTASTIC OUTDOOR ENTERTAINING, ADUNDANT STORAGE, 3X A/C

A two-storey home on a 540m2 block with 3 bedrooms, 3 air-conditioners, kitchen with abundant storage, bathroom with separate toilet + bonus downstairs toilet, internal laundry, spacious downstairs rumpus room, double garage + double car port, large covered outdoor entertaining area, gorgeous pool area and fully fenced back yard.

This one will not last long â## enquire now to secure your interest.

Rental Appraisal: \$500/week

Build Year: 1960\*

Upstairs Details:

- Enclosed sunroom looking over the street; fantastic for use as a study / sitting space /

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.

**TYPE:** Sold

**INTERNET ID:** 300P70305

**SALE DETAILS**

**SOLD BY NICK  
KNAUSEDER**

**CONTACT DETAILS**

**Ipswich**  
8 Downs Street  
North Ipswich, QLD  
07 3201 3600

**Nick Knauseder**  
0422 904 007

toy room

- Well-sized lounge room with split-system air-conditioner and ceiling fan
- Large kitchen with a variety of different preparation surfaces & storage cupboards / locations, built-in microwave shelf, retractable shutter cabinet and display shelving; dining space is located adjacent
- Kitchen appliances include a built-in electric oven and stove, stainless steel retractable range hood and white dishwasher
- Bathroom with corner vanity, separate bath & shower, detachable shower head and ceiling exhaust / heater; separate toilet
- 3 bedrooms, all with built-in wardrobes, 2 with air-conditioners, all with ceiling fans, security screens and venetian blinds

Downstairs Details:

- Large, open rumpus area / storage space / workshop
- Internal laundry with nearby rear external access
- Secondary toilet & hand basin
- Double front carport & tandem under-house car garage spaces
- Large covered outdoor entertaining area / patio; concreted
- Tropical pool area with beautiful palm surrounds + pool & garden shed
- Fully fenced back yard; established trees & gardens throughout

Area Details:

- Walking distance to Local Parks / Greenspaces
- Walking distance to Bremer State High School
- Walking distance to Churchill State School
- 3 minutes\* to USQ Ipswich Campus
- 4 minutes\* to Ipswich Hospital
- 5 minutes\* to Yamanto Central Shopping Centre
- 15 minutes\* to Amberley R.A.A.F. Base
- 45 minutes\* to Brisbane CBD

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

Approximate\*

- Land Area 540.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport





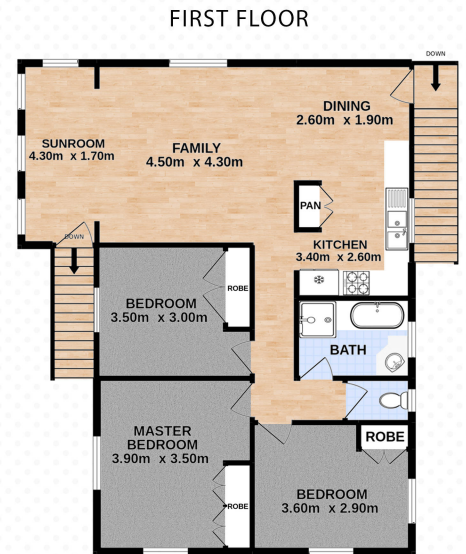
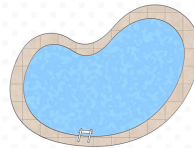
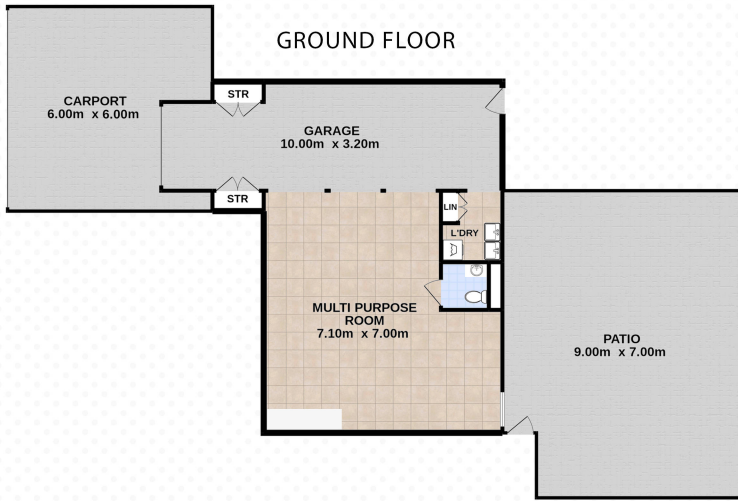
# 24 Perry Street, CHURCHILL



3 | 1 | 4 | 540m<sup>2</sup>

Nick Knauseder | 0422 904 007

Total approx floor area 254m<sup>2</sup> (not including carport)



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.