

117 Cemetery Rd, Raceview, QLD 4305

Sold - \$450,000

House 3  1  2 



## TOOL UP AND VALUE ADD.

TIMED SALE. OFFERS CLOSE MONDAY 2ND DECEMBER AT 10.00AM  
PRESENTING OFFERS MONDAY 2ND DECEMBER AT 11.00 AM

OPEN FOR INSPECTION.

TUESDAY 26/11/2024 - 4.15PM TO 4.45PM  
FRIDAY 29/11/2024 - 4.15PM TO 4.45PM  
SATURDAY 30/11/2024 - 8.15AM TO 8.45AM

The property requires a full refit and maintenance. If you are a tradie and want to enter the market this property is positioned and presented to sell as is where is. Our asking price is reflective of this.

- 1964 BUILD IPSWICH CITY COUNCIL LAND VALUE IS \$255,000.
- FLOOD FREE LAND. ZONED RESIDENTIAL.
- ON 663M2 WITH A 13.6M FRONTAGE AND 36.9M DEPTH.
- PLEASE VIEW THE FLOOR PLAN FOR DIMENSIONS AND LAYOUT.

### THE HOUSE:

- 3 BEDROOMS.
- 1 OPEN PLAN LIVING, DINING AND KITCHEN.
- 1 BATHROOM.
- TIMBER FLOORS.
- FRONT SUNROOM.
- LAUNDRY.

### THE GROUNDS:

- CARPORT
- SIDE ACCESS TO THE REAR OF THE PROPERTY

### Listed By

Helene Shephard  
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Open for Inspection

By Appointment.

