

3/65 Ellenborough St, Ipswich, QLD 4305

OFFERS OVER \$729,000

Unit 2  1  2 



## ELEVATED POSITION - PRIME IPSWICH CENTRAL LIVING

- ELEVATED UNIT WITH WRAPAROUND VERANDAH
- ONLY 3 IN THE COMPLEX
- WALK TO CBD AND HOSPITAL
- SPACIOUS KITCHEN WITH BREAKFAST BAR
- SEPARATE LIVING AND DINING SPACES
- 2 BEDROOMS WITH CEILING FANS & BUILT-INS
- INTERNAL STAIRS TO THE LOWER LEVEL
- DUAL GARAGE / RUMPUS ROOM OPTION
- LEGAL HEIGHTS DOWNSTAIRS - ENDLESS POTENTIAL
- BODY CORP - \$2,200 PER 6 MONTHS

**Open for Inspection**

By Appointment.

If you've been waiting for the right opportunity to step into the Ipswich market, this one feels like it's been worth the wait.

Whether you're building your portfolio, buying your very first home, or looking to downsize without compromise, this is the kind of property that just makes sense.

Set in a tightly held complex of only three, this elevated unit delivers space, flexibility and a location that truly speaks for itself.

From the moment you step onto the wraparound verandah, you'll appreciate the outlook and the lifestyle that comes with being right in the heart of it all.

Inside, the home offers a well-thought-out layout with a generous kitchen featuring electric appliances, a dishwasher, and ample storage, all centred around a large bench that doubles perfectly as a breakfast bar or casual gathering space.

The bathroom is spacious and practical, complete with plenty of storage to keep everything neatly tucked away.

The living options are a real highlight here, with a separate lounge that flows effortlessly out to the deck, plus an additional air-conditioned dining area that gives you that extra bit of breathing room.

### Listed By

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Listing Number: 3534520