



**42 Lawrence St, North Ipswich, QLD 4305****Sold - \$571,200**House 3  2 

## READY FOR YOU OR YOUR TENANTS!

This ideal location blends convenience and practicality with schools, shopping and transport all only a short walk if needed. This great location has Child Care Centre in the street, sports fields around the corner, riverside park nearby and Major Shopping Centre only 5 minutes' drive away!

### Open for Inspection

By Appointment.

Renovated in recent years and now with new carpet to all bedrooms and new vinyl to downstairs utilities rooms, this home has many great features:

3 bedrooms upstairs, all with ceiling fans, built-in robes and box wall A/C.

The large main bedroom has a walk-in robe and tidy ensuite.

A light and airy living room has laminate flooring, S/S A/C and ceiling fan and opens through silky oak timber double doors onto a massive covered deck - an entertainer's dream!

The tidy kitchen has a gas cooktop, under-bench oven, pantry and space for the dishwasher.

Large modern bathroom with shower over tub, toilet and vanity.

Need more activities space? Internal stairs lead down to 2 good sized utilities rooms- both with new vinyl and one opening through glass sliding doors to the front driveway.

Fully fenced yard has a private front fence, great yard space to both sides plus gated access to one side.

Handy laundry located on the rear deck.

Rates Approx \$589.60/qt

Rental Appraisal \$540-\$560/wk

The huge rear deck provides excellent extended living space and will become the hub of entertaining especially on footy days where you can set up your TV screen or watch a game on the field over the road!

Within the suburb you will find our major shopping Centre, Primary school, service stations and sporting clubs including Bowls and football as well as Service Clubs and Attractions. We have been a rental property with the last rent increase in 2023. The home is again ready for rental or move straight in yourself!

Please call Gai Flynn for your welcomed inspection.

**DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but

### Listed By

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