

46 Roderick St, Ipswich, QLD 4305

OFFERS OVER \$949,000

House 4 2 1



## CENTRAL CBD POSITION. TWO LEVELS. MEDIUM DENSITY ZONING.

Positioned within one of Ipswich's established inner-city pockets, this substantial two-level residence presents a compelling opportunity for investors, developers or buyers seeking a well-located property with flexibility, scale and future upside.

Set on a 577m<sup>2</sup> allotment and zoned Medium Density Residential, the property offers outstanding potential to landbank, renovate, invest or simply make this place your place positioned in the heart of our city of Ipswich.

Solid in construction and generous in layout, the home spans two functional levels and delivers immediate liveability while providing scope to further enhance or capitalise on the site's strategic positioning.

I welcome your call to secure your family's future, congratulations.

### FUNCTIONAL TWO-LEVEL LAYOUT.

#### GROUND LEVEL - Approx. 2.4m ceiling height

Please refer to the floor plan to fully appreciate the versatility of the layout.

- Kitchenette
- Bathroom
- Spacious family living area
- Bedroom
- Front patio
- Laundry
- Internal garage access

#### UPPER LEVEL.

- Internal staircase connection
- Full-sized kitchen
- Open family and dining area with air conditioning

#### Listed By

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**Open for Inspection**

By Appointment.

