

9 Mortimer St, Ipswich, QLD 4305

Sold - \$635,000

House 3  1 



## Principal Centre Zoning, Central Location

9 Mortimer Street Ipswich sits centrally within the Ipswich CBD, with your Principle Centre Zoning. This location and zoning will future proof you. Make that one call right now to secure a private inspection.

Your zoning has vast utility, falling within the following (STICC approval)

- 15-20 storey height category
- Appropriate uses for Hotels
- Entertainment & Function facilities
- Healthcare Services
- Childcare Centre
- Offices
- Shopping Centre and Parking Stations

Please note we currently have a respectful tenant in place.

- On a fixed lease until 17/09/2025 (paying \$375.00 per week.)
- Inaugural lease 19/03/2021.
- Please call your agent to discuss your future investment.
- The photos are indicative of a vacant home (to respect the tenant's privacy).

Your Circa 1920's Character Home.

- 3 large independent bedrooms, all present with ceiling fans.
- Primary bedroom complete with independent climate control.
- Traditional 3.2m high ceilings and original 5-inch whoop pine timber floors.
- VJ timber walls throughout with coloured glass and bay window.
- The utility of an enclosed veranda adjoining the bedroom and living area.
- What will you do with space? Value add an ensuite? Study nook?
- Open plan kitchen and dining room presents with independent climate control.
- Generous sized kitchen presenting gas cooking and dishwasher (mains gas).
- Light filled bathroom and space saving internal laundry.

### Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

**Open for Inspection**

By Appointment.

