

46 Cole St, Silkstone, QLD 4304**Sold - \$423,500**House 2  1  2 **1,012M2 HUGE BLOCK ON 2 LOTS!**

Blocks of this size and location on two lots are rare, and this property offers you options! This development opportunity is so close to shopping and transport, you won't want to miss out. Ipswich City Council's Town Planner has verbally advised that the dwelling can be removed from site with approvals. The total boundary of this level block measures 20.2m x 50.4m and is flood free.

Open for Inspection

By Appointment.

Residential Low Density (Sub Area 2).

Rates are approx. \$560 per quarter (for an Investor).

Water charges are approx. \$285 per quarter.

The existing dwelling is a 2-bedroom, 1-bathroom residence built in approx. 1920. The current tenant is on a periodic lease paying \$275 per week. Collect the rent while you await your building approvals. Or move in and add value to this gorgeous old home.

- Only 180m from the Booval Fair Shopping Centre
- 550m to Sacred Heart School
- 1.2km to Booval Railway Station

Inspections by appointment. Contact Helene today to discuss your vision for this amazing opportunity.

DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

Listed By

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