

13 Phyllis St, Eastern Heights, QLD 4305

Sold - \$390,000

House 3 1 2



BACK ON THE MARKET - NOW IS YOUR CHANCE!

ENTRY-LEVEL BUYING WITH A SHED - RENOVATE ME!!

- POSTWAR HOME ON 680M2 WITH ENDLESS POTENTIAL
- TWO BAY SHED IN EXCELLENT CONDITION, EASY SIDE ACCESS FOR CARS
- HUGE COVERED OUTDOOR AREA OVERLOOKS GENEROUS YARD SPACE
- LOUNGE/DINING/KITCHEN SPACE WITH SPLIT SYSTEM A/C
- THREE BEDROOMS, MASTER WITH SPLIT SYSTEM A/C + FAN
- SUNROOM AT THE REAR OF THE HOME ACCESSES LAUNDRY & 2ND TOILET
- SOLAR HOT WATER, SOLAR ELECTRICITY, NEAR-NEW ROOF AND GUTTERING
- MINUTES FROM IPSWICH CBD AND LOCAL SHOPPING CENTRES

Open for Inspection

By Appointment.

Set on a sizeable 680m2 block, this postwar home has endless potential and is just begging for a handy homebuyer to renovate her and reap the rewards! With a quality two bay shed already in place with easy side access plus roofing and guttering in near-new condition, big ticket items have already been taken care of leaving you with a home that's ready and waiting for you to put your mark on it!

Once inside you are greeted by the lounge/dining space which comes with split system air conditioning to keep you in climate-controlled comfort, and accesses the front deck via timber French doors. The kitchen is nearby, which although basic has great potential for you to design your dream kitchen.

There are three bedrooms in total, the huge master coming well-equipped with a split system air conditioner and a ceiling fan, and the bathroom servicing the home boasting a shower-over-tub combo and internal toilet. You'll find a second toilet tucked away at the rear of the home opposite the laundry, both of which are accessed by the tiled sunroom - you'll certainly find this handy when entertaining your guests in the massive covered outdoor space.

Additional features include a 12-panel solar electricity system and a solar hot water system, both of which will help to put a hefty dent in those rising electricity costs. The value of having a shed already in place given the (also rising) costs of construction - particularly with the additional slab space that's just perfect for parking the trailer - can't be understated!

Along with all of the above, this home treats you to every imaginable benefit of its CBD-fringe location. Ipswich CBD is within walking distance or just a couple of minutes' drive, as well as Riverlink Shopping Centre, Silkstone Village, the Ipswich health precinct, numerous schools (primary and secondary, private and public), rail access and a number of parks (including Limestone Park and Queens Park).

Listed By

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