

# SOLD

## 3 BEDROOM + 2 BATHROOMS + 2 GARAGE WITH A POTENTIAL GRANNY FLAT

In real estate, we all talk about location, convenience and opportunity. This is the home for you if these three words are high on your list. When you enter this home, it will entice you with its charm, with a beautiful wooden staircase leading up to the main level and those beautiful wooden floors continuing throughout the property. We have three good-sized bedrooms, a sun verandah enclosed, a lounge and separate dining, internal stairs and a kitchen where you can enjoy and cook that special dinner. This home has a rear deck from the dining room with great views to enjoy that Sunday morning coffee. There is a good size garden shed and large pergola, plenty of space to set up the BBQ which is great for entertaining. This home offers plenty, with potential multi-purpose downstairs area and a double-enclosed garage with ample storage, remote doors and room for parking two cars. The property seller has decided to move on and give us clear instructions to sell this fantastic home. This property is in a great location with a bus stop just down the road and a 10-minute walk to the East Ipswich train station, convenient for those relying on public transport. There is a Sports Club within a 15-minute walk from your home, a park with full BBQ facilities, and a playground great for kids' birthday parties. This property has a great location and position with less than a 10-minute drive to Ipswich CBD, Booval and Riverlink Shopping Centres. If education is essential, we have that covered with well-recognised schools close to you. These include Ipswich East State School, Bremer State High and Bundamba Secondary College, with a handful of potential Private School options such as Ipswich Girls Grammar and St Mary's College.

Other features include:

- Foxtel
- Fully fenced
- Large laundry
- Enclosed sunroom
- Polish Timber Floors
- Solar hot water system
- Open-plan living and dining
- The rear deck has great views
- Air Conditioning in the lounge area
- Crim Safe Security Screens and Doors

3 BED | 2 BATH | 2 CAR

PRICE:  
\$390,000

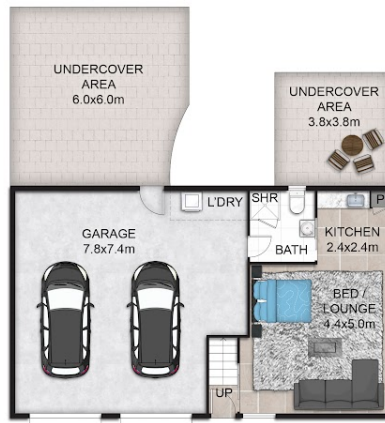
OPEN FOR INSPECTION:  
N/A



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**SITE PLAN**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**15 Callaghan Street, East Ipswich**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.