

Eastern Heights, 2A Blaxland Street

ELEVATE YOUR LIFESTYLE: Single-Level, Low Maintenance Brick Home - Huge Shed - Granny Flat Potential (stca)

DO YOU ALREADY OWN A HOME & NEED TO SELL TO BUY?

THEN KEEP READING

Our vendors aren't just selling; they're on the hunt for their next renovation project and they're interested in potentially purchasing your current home as part of the transaction! Imagine a seamless transition where both your needs align perfectly. By integrating the sale of their property with the acquisition of yours, it's a win-win situation. It's an innovative solution that showcases the flexibility and expertise of seasoned real estate professionals. Don't let this incredible opportunity slip through your fingers!

Situated in the coveted suburb of Eastern Heights, this welcoming Modern Mediterranean single-level haven has been meticulously rejuvenated inside and out for those seeking a lifestyle of ease and comfort. With a high level of security, ducted air-conditioning and



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
Please Call

View
ljhooker.com.au/GE8HR9

Contact
Leanne Arifovic
0412 567 802
larifovic.ipswich@ljhooker.com.au

Bryce Lee
0433 595 228
blee.ipswich@ljhooker.com.au

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(07) 3281 4305

minimal stairs and upkeep demands, this residence epitomizes relaxed, low-maintenance living.

SHED - POTENTIAL FOR ENTERTAINING, HOME BUSINESS OR GRANNY FLAT (STCA)

The hidden gem that truly sets this property apart-a spacious shed with its own patio, pedestrian door, bar area with sink, bathroom, and built-in room. A versatile space ripe with potential, including conversion to a liveable dwelling or granny flat (stca). The corner block location is perfect for home businesses as it allows for separate access, ensuring privacy and convenience for clients or customers.

FEATURES:

- 3 bedrooms with built-in robes and new fans - generous master with new carpets & full wall of wardrobes
- Ducted air-conditioning throughout
- Secure property - security grills throughout & fully fenced with 6ft colourbond fencing
- Lowset, low-maintenance brick and tile home with minimal stairs
- Generous lounge with open plan living area
- Freshly painted inside and out with new lights and fans throughout
- Quality, modern kitchen with Blanco induction cooktop, Westinghouse double oven, Caesarstone benchtops, double sink, dishwasher, soft-close pot drawers, and glass splashback
- Main bathroom offers floor to ceiling tiles, heat lamp, an oversized shower recess with grab-rail, a separate toilet
- Four linen cupboards in hallway + internal laundry + blinds throughout
- Secure front patio + Remote Controlled SLUG with internal access to house
- Huge shed with patio, pedestrian door, bar area with sink, bathroom and built-in room. Potential to convert into the workshop or entertaining area, or a self-contained studio, home office or granny flat (stca)
- Low-maintenance, flat 734m2 corner block - Fully fenced with brand new 6-foot colourbond fencing, providing plenty of secure & private yard space
- Creative solutions for buyers needing to sell their own home to purchase this one as our vendors are looking for their next project and they're interested in potentially purchasing your home!

COVETED EASTERN HEIGHTS LOCATION - CONVENIENCE PLUS

- 250m to bus stop
- 450m to Raceview Shops: Post Office, Pharmacy, Medial Specialists, Butcher, Hair Salon, Bakery, Newsagent, Family Grocery Store & Takeaway
- 950m to Raceview Hotel & Bethany Lutheran Primary School
- 2mins to Grange Rd Medical and Dental
- 3mins to Ipswich Central State School & USQ & Ipswich Showgrounds and Weekend Markets
- 4mins to Bremer High School & Silkstone Village & Brother Leagues Club
- 5 mins to Ipswich Hospital & St Andrews Private Hospital, Cunningham Highway access & Sandy Gallop Golf Course and Driving Range
- 6mins to Ipswich CBD with its fine dining, boutique shopping, art gallery, library and the vibrant new Nicholas Street Mall Development.

Embrace the serenity of low-maintenance, easy living, surrounded by the comforts of



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home-seize the opportunity to make it yours, call us today.

More About this Property

Property ID	GE8HR9
Property Type	House
House Size	164 m ²
Land Area	734 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

Leanne Arifovic 0412 567 802

Senior Sales Agent | larifovic.ipswich@ljhooker.com.au

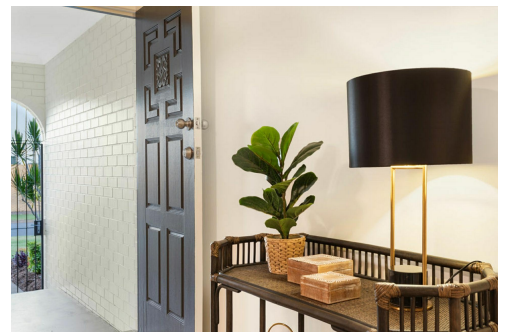
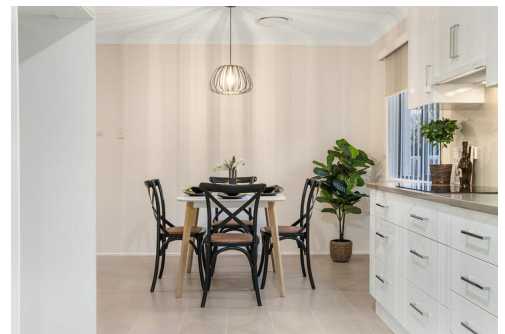
Bryce Lee 0433 595 228

Sales Agent | blee.ipswich@ljhooker.com.au

LJ Hooker Ipswich | Fernvale (07) 3281 4305

U3 8 Gordon Street, IPSWICH QLD 4305

ipswich.ljhooker.com.au | reception.ipswich@ljhooker.com.au

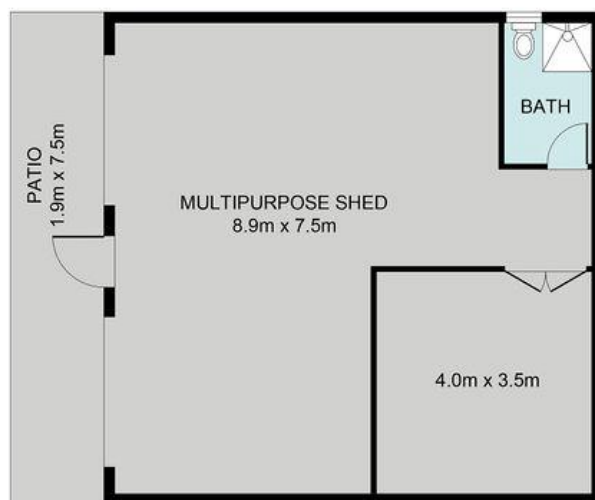


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2A Blaxland St, Eastern Heights

3  | 2  | 1  | 164m² 



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.