

15 Casey Street, Leichhardt

## SOLD BY PETER LUO & JACKSON CHOW

Set on a generous 647m<sup>2</sup> block just minutes from Ipswich CBD, this newly externally painted post-war timber home offers first-home buyers and investors an exciting opportunity to add value and capitalise on its full potential. Whether you're updating, extending, or creating your dream home, this property delivers outstanding potential in a community-focused location.

### Top Features at a Glance:

1. Roof & Gutter Replacement, offering durability and protection for years to come.
2. Structural Improvements, selected stumps replaced earlier this year, ensuring a solid and secure foundation.
3. Three bedrooms plus study nook on large flat 647m<sup>2</sup> block.
4. Open kitchen with island bench and adjoining dining zone.
5. Air-conditioned living room with timber floors and high ceilings.
6. Carport, shed, and water tank for practical convenience.
7. Prime location close to shops, schools, transport, and university.
8. Walk to George Alder Tennis Centre around the corner

Behind its classic weatherboard facade, this home reveals a practical layout ready for modern transformation. Timber floors flow through an

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### FOR SALE

Please Call

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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open living zone where a study nook provides flexibility for working or studying from home. A split-system air conditioner ensures comfort, while casement windows invite natural light throughout.

The central kitchen features an island bench with electric cooktop, built-in oven, and ample cabinetry, connecting directly to the dining area. From here, the layout transitions to the rear laundry and backyard, making daily routines simple.

Three well-sized bedrooms sit privately to one side of the home, serviced by a bathroom with shower-over-bath, vanity, and dresser nook. Each space offers solid bones and scope for creative redesign, giving renovators a chance to update in their own style.

Outdoors, the 647m<sup>2</sup> allotment provides secure fencing, a garden shed, and a carport for covered parking. A water tank adds eco-friendly utility, while the generous backyard offers space for kids, pets, or future landscaping projects. With its wide frontage and level block, the property also presents options for future rebuilds or extensions (STCA).

For those looking to invest, the home's position just 3 km from Ipswich CBD ensures strong rental appeal. For first-home buyers, it offers affordable entry point so rarely available on a block of this size.

#### Local Quick Facts:

- 0.31 km to Immaculate Heart School, 0.61 km to Leichhardt State School, 0.97 km to Ipswich West State School
- 1.3 km to Bremer State High School, 1.66 km to Ipswich Grammar School.
- 5-min drive to University of Southern Queensland, local train stations, and shopping including TK Maxx, Spotlight, Bunnings, IGA, Chemist Warehouse, and Petstock.
- 10-min drive to Yamanto Central and Riverlink Shopping Centre
- Leisure facilities nearby: Leichhardt Swim Centre, local parks, sporting fields, and Ipswich Golf Club.
- 150 m to George Alder Tennis Centre

With new external paint and a prime address in a well-established suburb, this home is a blank canvas ready for your vision. Secure an affordable foundation and bring your plans to life at 15 Casey Street, Leichhardt.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 633 082 112 / 21 107 068 020

## MORE DETAILS

Property ID B3HHF4R  
Property Type House  
Land Area 647 m2  
Including Toilets (1)

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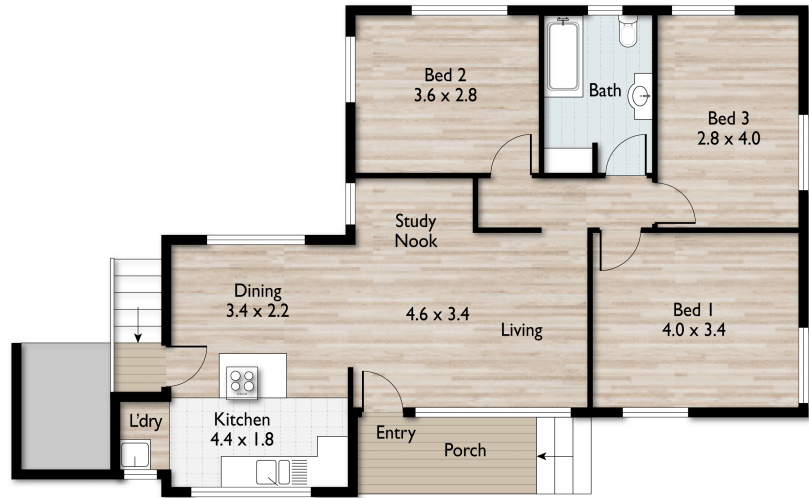
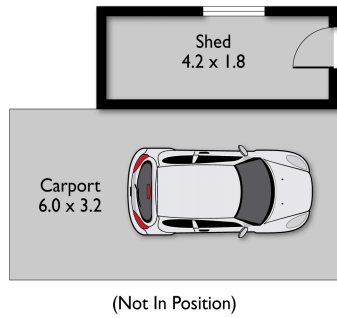
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Scale in meters. Indicative only. Dimensions are approximate.  
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