

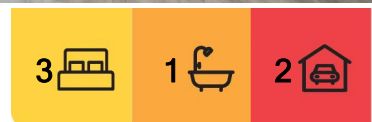
## North Ipswich, 68A Holdsworth Road

Cozy Chic – 3 Bedroom Queenslander with Playful Modern Flair

Graced by a glorious leafy outlook, this exceptional 3-bedroom, double storey Queenslander playfully intertwines its historical roots with a modern twist, creating a dwelling that confidently defines its own identity. Being only 1 minute drive to the Warrego it is a commuter's dream.

### UPSTAIRS – HERITAGE CHARM

Ascending the timber staircase to the upper level, three bedrooms plus another full-sized room await, boasting gorgeous, polished timber floors. In addition, there is a good-sized enclosed sleepout which would make a great study, plus a small study nook at the top of the staircase. The master also boasts a smaller sleepout/walk-in-robe. This level is serviced by the upstairs bathroom, laundry



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and the adorable outdoor verandah at the rear which takes advantage of the elevated view of the lush canopies of the surrounding mature trees.

#### DOWNSTAIRS - CONTEMPORARY LIVING

Venture downstairs, and the narrative shifts to a realm of modern design. The kitchen, dining, and lounge areas are an expression of contemporary living, featuring interesting wall angles and artistic cutouts that playfully break the mold. In the kitchen, the lively color scheme and distinctive timber benchtop is punctuated by the statement standalone 900mm Smeg oven and cook top, creating a culinary haven that is both bold and sophisticated.

#### OUTDOORS - LOW MAINTENANCE

The block is tucked away from the world down a lovely, hedged driveway, on a private & practically fully fenced 537m2 hatchet block. The land has been prepared flat with plenty of room to establish your own vege garden and more. A double carport ensures protection from the weather, and a large water tank caters to the eco-conscious, offering sustainability. Lush canopies of mature trees in the neighbouring yards envelope the block, creating a verdant tapestry which ensures a sense of seclusion and fosters a serene atmosphere.

#### SUMMARY:

- 3 bedrooms + additional full-sized room + sleepout (Master with WIR, 2 bedrooms with fans)
- Upstairs serviced by bathroom, separate toilet, laundry and rear verandah.
- Polished floorboards upstairs, low maintenance modern timber-look flooring downstairs
- Generous lounge room
- Open plan kitchen and separate dining with sliding glass door access to backyard
- Spacious, modern kitchen with timber benchtop and 900mm Smeg standalone oven and cooktop
- Nestled back from the road on a private and essentially fully fenced, flat 537m2 block
- 2 carport accommodation + large watertank
- CONVENIENTLY LOCATED FOR COMMUTERS being just 1 minutes' drive from highway access. St Joseph's Primary, Brassall Primary and Ipswich High Schools are within a 4 minute drive and it's less than 5kms to Riverlink Shopping Centre, Ipswich CBD, Train Station and more.



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## More About this Property

**Property ID** GDNHR9

**Property Type** House

**Land Area** 537 m<sup>2</sup>

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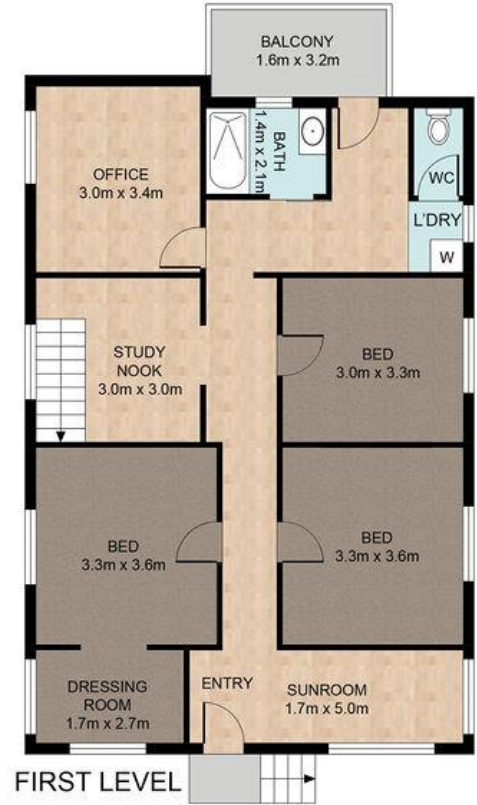


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GROUND LEVEL



FIRST LEVEL

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.