

Sold



14 Raceview St, Raceview



## SPLIT LEVEL HOME WITH DUAL LIVING POTENTIAL - HOME OFFICE? HOME BUSINESS?

Location is the key with this 4 bedroom split level home which offers 3 levels of living and the added advantage of potentially operating a home business or office from the lower level of this home (subject to Ipswich City Council approval). This property is move in ready or tenant ready. The price of this home does reflect the fact that this home does need re-stumping either now or in the future. Investors this is a great opportunity not to be missed. BOOK YOUR INSEPTION TODAY TO VIEW THE POTENTIAL OF THIS PROPERTY!!!

### THE MANY FEATURES OF THIS HOME INCLUDE:

- 3 Generously sized bedrooms on the upper level – all with built in robes, ceiling fans in 2 rooms and polished timber floors
- 4th bedroom located on the lower level with a walk in robe, new easy care vinyl flooring – room previously used as a Business Office and comes complete with a fully set up and functional computer server box, internet connection points
- Large open plan kitchen, dining, living and sunroom with polished timber floor, air conditioned comfort, access through dining area to

4 2 2 607 m2

Price SOLD for \$435,000  
Property Type Residential  
Property ID 508  
Land Area 607 m2

### Agent Details

Venita Daw – 0466 883 516

### Office Details

Shield Management  
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the rear covered timber deck

- Main bathroom upstairs to service the upper level of the home comes complete with bath tub, separate shower and single vanity unit
- Separate main toilet
- The lower level of the home has a private courtyard entrance through the tandem carport and entry access into the home via glass sliding doors.
- 2nd Living area or rumpus room – previously used as a business/office area and has new vinyl flooring, freshly painted walls, internet connection points, security screens and a fully functional bathroom with vanity, toilet and shower area
- Laundry room is located downstairs
- Fully fenced rear yard with double gate drive through access, small garden shed and under house storage area
- Within walking distance to Queens Park, Netball Courts, Ipswich CBD, PCYC Centre, Booval Fair Shopping Centre
- Close to Hospitals, local school, sporting facilities and an array of fine dining options

Investors the weekly rental appraisal for this property is \$500-\$520/week

DON'T DELAY on this one – the market is still moving fast and future forced equity opportunities which this home such as this do not last long.

CALL ME NOW to arrange your private inspection.

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