

Sold



11 Burnett St, Sadliers Crossing



## SOLD BY JUNE FRANK! "Belmont" SPECTACULAR 2 STOREY SANDSTONE COLONIAL

Once in a lifetime there is a golden opportunity to acquire a unique historic home such as Belmont and this is your chance. Beautifully Conserved the property offers all of the quintessential features of a stately 19th century home including sandstone walls, cast iron balustrade and red cedar joinery while seamlessly blending modern lifestyle convenience of air conditioning, casual family living and 4 car accommodation. A central manicured hedges courtyard combines old with new- a perfect com binds old with new- a perfect meeting of both time lines

- \* Landmark Character home " Belmont" C 1863
- \* Central location overlooking sporting fields, walking distance to CBD, Ipswich Grammar School, St Marys and St Edmund's Colleges, primary schools, preschools, childcare centers and train station .
- \* 2 Story Sandstone construction- external stone walls are approximately 60cm thick
- \* Rear extension wing was designed by renowned conservation architect Bruce Buchanan.

Included are -

- \* 5/6 Bedrooms, 3 studies, 4 bathrooms, 5 fireplaces, 4 car garage
- \* Formal sitting and formal dining room
- \* Eat-in Kitchen, conservatory/sunroom plus large family room
- \* The large master bedroom has ensuite, walk in robe and study

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<b>Price</b>	SOLD for \$1,300,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1336
<b>Land Area</b>	1,274 m2

### Agent Details

June Frank - 0423 426 942

### Office Details

Ipswich  
Cnr Brisbane and Chermshire Roads  
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- \* Air conditioning throughout
- \* Court Yard, pool, electronic gates/garage doors, rainwater tanks

More Detailed History of " Belmont"

Credit- Source of some information to City of Ipswich - [www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au)

## HISTORY

Builder William Welsby bought the land in October 1863 and is believed to have built the house by 1865

One of Welsby's sons was known for writing about Moreton Bay and history

Draper Josiah Francis rented the house in 1871, and sometime later he purchased the property. He was a former Mayor of Ipswich and is reported to have been a member of the first Queensland Parliament. When Francis died , the house was sold to coach builder Fredrick William Johnson, who named it at the Battle of Belmont in the Boer War. The Johnsons later made cars and the family name remains on the rear of the former garage buildings in Brisbane Street. The house sold in 1909 to Samuel and Eliza Hamill. Samuel and his son, Sam, were railway workers. Poet Thomas Shapcott and his wife Margaret, bought the house in the 1960's.

Prominent Business Family "The Thornton's" fell in love with and purchased Belmont in the late '70's spending 40 years meticulously conserving and respectfully adding modern conveniences such as air conditioning, conservatory and extension additions to provided a separate master suite, large entertaining area, casual living space , 2 studies and 4 car accommodation and privet in ground pool.

## DESCRIPTION

'Belmont' has a dominant position within the streetscape; its is opposite the Ipswich Boys Grammar School and its front verandahs align with the street pavement. 'Belmont 1863' is incirbed in the fanlight above the front door. The two-storey house is built from rough-hewn sandstone, 0.5m thick at the front wall.

The house has corrugated iron, pyramid roof with seperate, slightly convex roof over verandahs on all sides. At both levels, the verandahs have cast iron balustrades and valances, and timber supports with moulded capitals. The lower level has double hung windows, either side of the front entry, and the upper level has french doors, with woodend louver doors. The property has been extended and altered at the rear, but its street presence has not significantly changed.

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