



14 Barrett St, East Ipswich



## SOLD BY JUNE FRANK - ELEGANT EXECUTIVE HOME ON 2 LEVELS

Comfortable, excellent use of space and practicality are all encompassed in a timeless renovation incorporating original heritage features with today's lifestyle must-haves.

The white picket fence sets the standard and Welcome Home feel this expansive home offers.

The main level with crisp white walls and open plan living provides 3 large built-in bedrooms off the wide hall. The main with large ensuite and walk-in robe also featuring sash window with coloured glass panels.

This stunning practical kitchen is light-filled, has dishwasher, stone bench tops, pull-out sink mixer, breakfast bar and eating nook enjoying the space provided by the void over the solid timber internal stair case.

Relax in the dining-lounge areas which can alternate depending on lifestyle needs. Coloured glass sliding windows with clear panes of glass over looking the park-like backyard.

French doors may be used to separate living areas and add a touch of class to these spaces. Subtle heritage-themed tiles lead to the separate water closet and main bathroom with claw foot bath and separate shower. The entire top level has fully ducted air conditioning ceiling fans and quality lighting.

The high standard of fittings and workmanship continues to the ground level where a practical kitchenette and bathroom provide functionality to the space offered which includes rumpus, home office space with separate study and excellent storage

3 3 2 1,138 m<sup>2</sup>

<b>Price</b>	SOLD for \$960,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1552
<b>Land Area</b>	1,138 m <sup>2</sup>

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and two additional built-om guest rooms are multi-purpose and air conditioned.

View the children playing in the leafy private back yard while working from home. A completely separate entrance can ensure privacy to the other space a delightful timber promenade is perfect for alfresco dining and the largest gathering can be had with the under-court entertaining area.

There is accommodation for two cars with side access for easy shed placement set on 2 titles on 1138 sq meters. The home is so well situated close to Girls Grammar, rail and shops. What a very clever use of so much space connected by the internal stairs.

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