



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL

41 Rowland Tce, Coalfalls



MASSIVE SEVEN BEDROOMS ON THREE LEVELS

For the big family or 2 family home. Master built like Fort Knox on a sandstone ridge on Rowland Terrace this is a rare opportunity for space and convenience. Amazing views are enjoyed from both the front and rear balconies. Spread over 3 high levels of oversized rooms. You can configure the space for your needs. The top level provides 5 bedrooms. Master ensuited and has balcony access, a large main bathroom with separate shower and bath services this level. There is also a retreat for TV or a quiet read. The main level incorporates the central living area with large kitchen, lounge, dining, seventh bedroom or office – internal access to the oversized garage and fourth water closet with extra storage area is the hub of the home. The third level is fully self-contained and legal height. A huge bedroom and enormous living/media room is serviced by a large bathroom and laundry/kitchenette.

Structurally sound brick with oversized concrete beams is waiting for a cosmetic renovation to maximise this unique home. Sought after position walk to rail, Ipswich Grammar, Blair school and Catholic School prescient. Only a few minutes' drive to Brassall Shopping Centre and CBD.

CURRENT TENANT IN PLACE:

CURRENT RENT - \$450 PER WEEK. APPRAISED RENT APPROX. \$500 PER WEEK

BOND - \$1800

LEASE END DATE - 23/05/2022

Ipswich City Council Rates Approx. \$530 per quarter

Urban Utilities Approx. \$470 per quarter

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Price OFFERS OVER \$750,000

Property Type residential

Property ID 1555

Land Area 582 m2

Agent Details

June Frank - 0423 426 942

Office Details

Ipswich

Cnr Brisbane and Chermiside Roads

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If you have a big family or you just enjoy lots of space, you will not get this much space for the money. OVERS OVER \$750,000.

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