

Sold



41 Rowland Tce, Coalfalls

GROUND LEVEL



FIRST LEVEL



SECOND LEVEL



## SOLD BY JUNE FRANK

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 - \$600 PER WEEK.

LEASE END DATE - 10/04/2023

Ipswich City Council Rates Approx. \$530 per quarter

Urban Utilities Approx. \$470 per quarter

If you have a big family or you just enjoy lots of space, you will not get this much

7 3 2 582 m<sup>2</sup>

**Price** SOLD for \$652,500  
**Property Type** Residential  
**Property ID** 1555  
**Land Area** 582 m<sup>2</sup>

### Agent Details

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space for the money. OVERS OVER \$750,000.

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