

**1 & 2/47 Arburry Crescent, Brassall, Qld 4305**



**Sold House**

Tuesday, 27 February 2024

1 & 2/47 Arburry Crescent, Brassall, Qld 4305

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Claire Walker

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**\$741,000**

Immaculate Duplex Selling Now! Are you looking for a fantastic investment? Come and look at this fully tenanted duplex! This property has wonderful tenants in place so your investment is trouble-free. Exceptionally taken care of by the sellers, 1 & 2/47 Arbury Crescent, Brassall is a comfortable and stress-free investment. Each side is a separate self-contained home, with its own rental income stream. Property features:- Low maintenance lowset brick and tile with quality fixtures and fittings- Screens and ceiling fans throughout- Air conditioned - Level, flood free, fully fenced and spacious 600sqm Unit One: (RIGHT SIDE)- 3 spacious bedrooms with built-in wardrobes- 2 modern bathrooms- Open plan living- 1 car garage- Ceiling fans- Lease expires on 16/10/2024- Air-conditioning- Security screens to all windows & doors Unit Two: (LEFT SIDE)- 1 spacious bedroom- 1 modern bathroom- Open plan living- 1 car garage- Ceiling fans- Lease expires on 06/02/2025- Air-conditioning- Security screens to all windows & doors Location:- 50 minutes to Brisbane CBD- 12 minutes to Riverlink Shopping Centre- 10 minutes to Ipswich CBD- 5 minutes to Ipswich State High School- 5 minutes to Brassall State School- 5 minutes to Brassall Shopping Centre= All times are approximate This great opportunity is situated in a desirable location, close to schools, shops, parks and public transport. If you are looking for a low maintenance, good tenanted and tidy duplex, look no further than 47 Arbury Crescent, Brassall! Contact Claire Walker on 0431 891 341 to organise your inspection today.