

1/21 Sunshine Crescent, Brassall, Qld 4305

Sold Unit

Wednesday, 13 September 2023



1/21 Sunshine Crescent, Brassall, Qld 4305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 135 m2

Type: Unit



Steve Athanates
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\$405,000

Welcome to 1/21 Sunshine Crescent, Brassall - a modern and beautifully designed duplex that offers the perfect blend of comfort, space, and style. This property is situated on a 110m² flat block of land and boasts a spacious and well-designed layout, making it ideal for families, couples, professionals or investors. The duplex features 2 bedrooms, each of which is well-sized, air-conditioned and perfect for a comfortable night's sleep. The bedrooms are fitted with spacious built-in wardrobes, providing ample storage space for all your clothes and belongings. The living area is a generous size, air-conditioned, perfect for relaxing and entertaining with friends and family. The separated dining area provides a perfect space for formal meals and is perfect for hosting dinner parties. The living area and dining area are both filled with natural light, creating a warm and inviting atmosphere. The spacious kitchen is designed for the home cook, featuring plenty of cupboards for storage, a large bench for food preparation, and quality appliances for all your cooking needs. This kitchen is the perfect place for families to gather and enjoy a meal together. The duplex also comes with 1 car accommodation, providing you with the convenience and security of having a place to park your car. Further items of note:

- Air conditioning
- Spacious main bathroom
- Carpeted bedrooms
- Ceiling fans throughout
- Built in robes
- Formal dining space
- Insulated patio area

Current Rent: \$300 per week
Lease End Date: 15/04/2024
Rent Appraisal: \$380 per week
Nearby Locations:

- 8 minutes from Ipswich's CBD
- 40 minutes from Brisbane's CBD
- 18 minutes from RAAF Base Amberley
- 2 minutes from Brassall Shopping Centre (Woolworths, bakery, fruit & veg, sushi etc.)
- Walking distance to multiple nearby parks and Haig Street Quarry Reserve

This property is currently rented for \$300 per week until the 15th of April 2024, making it a great investment opportunity for those looking for a long-term rental. With a modern build and a prime location, this duplex is sure to attract a high demand for tenants. In conclusion, 1/21 Sunshine Crescent, Brassall is a fantastic opportunity for those looking for a spacious and modern duplex that offers the perfect blend of comfort, space, and style. Don't miss out on this fantastic opportunity to own this beautiful home! Most importantly, this feature packed unit has been priced to sell quickly at offers over \$399,000. Listing agent: Steve Athanates. Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words. Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.