

# 11 Kerr Court, Brassall, Qld 4305



## Sold House

Friday, 17 November 2023

11 Kerr Court, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2872 m2

Type: House



Nick Knauseder

0422904007

**\$900,000**

2,872M2 BLOCK, MULTIPLE LIVING AREAS, A/C, ELEVATED POSITION, VIEWS, PRIME LOCATION This breathtaking 2,872m2 block showcases established trees & landscaped gardens & comes complete with a large low-set brick home, which benefits from the stunning views from its highly elevated position. The dwelling features a bull-nosed veranda, 3x separate living spaces, kitchen with 2x breakfast bars & stainless-steel appliances, dedicated dining space + study / multi-purpose area, air-conditioned main bedroom with ensuite + 3 secondary bedrooms, main bathroom with claw-foot bathtub, internal laundry, extra-deep garage, covered alfresco & a fully fenced back yard. This property is in an exceptionally tightly held & highly sought-after location within the Grammar Park Estate – enquire now to secure your interest today. General Information:- Owner Occupied- Land Size: 2,872m2- Orientation: West/South-West Facing- Fantastic elevation & views House Information:- Bull-nosed front veranda extending across the entire length of the home - Living area 1: From the front door, enter a well-sized formal lounge room with bright & leafy outlook through large window; tiled floor- Living area 2: Adjacent to the formal lounge you will find an additional family room of similar size & outlook, featuring a beautiful fireplace; tiled floor, ceiling fan- Living area 3: To the rear of the home is the air-conditioned main living space / rumpus which benefits from abundant natural light & direct external access; ceiling fan, tiled floor- Large kitchen with tiled splashbacks, built-in filtered water tap, low-top & high-top breakfast bars, built-in microwave space & a variety of preparation & storage options; tiled floor- Kitchen appliances are all stainless-steel & include a built-in wall oven, gas cooktop, rangehood & dishwasher - Dedicated dining space adjacent to the kitchen; tiled floor- Study / multi-purpose area / alternative dining space adjacent to the kitchen, opposite to the dedicated dining space with direct external access via glass sliding door; tiled floor- 3 secondary bedrooms with timber floors + main bedroom which is tiled & features air-conditioning, a walk-in wardrobe & recently updated ensuite complete with a vanity, toilet, ceiling heater / exhaust & glass screen shower with wall niche & detachable shower head- Matching main bathroom with both a claw-foot bathtub, glass-screened shower with wall niche & detachable shower head; separate toilet- Dedicated internal laundry with convenient external access via glass sliding door; tiled floor- Extra-deep, dual-door double lockup garage with sealed floor & workshop / storage space; open parking bay adjacent to garage- Private, covered outdoor entertaining area / alfresco with large open patio space adjacent - Established trees & landscaped gardens throughout; stunning outlook- Garden shed- Fully fenced backyard Location Information: - Exceptionally tightly held & highly sought-after location - Walking distance to a variety of parks / greenspace- Walking distance to Ipswich Grammar Sports Fields- Walking distance to Bus Transport - Minutes to Brassall Shopping Centre- Minutes to Ipswich State High School- Nearby Highway Access- Nearby Train Station (Wulkuraka) - 7 Minutes\* to Ipswich Hospital - 10 minutes\* to USQ Ipswich Campus- 20 minutes\* to Amberley R.A.A.F. Base - 45 minutes\* to Brisbane Airport (BNE) Give me a call to arrange your inspection today. Nick Knauseder - 0422 904 007 nick.k@elders.com.au