

11 Tall Woods Court, Brookwater, Qld 4300



Terrace For Sale

Thursday, 11 April 2024

11 Tall Woods Court, Brookwater, Qld 4300

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Terrace



Veronika Jasiocki

OFFERS OVER \$649K

Welcome to 11 Tall Woods Court, where you'll find this immaculately presented property recently refreshed and awaiting its new occupants. This townhouse is designed with careful consideration, featuring living areas on the lower level and bedrooms and bathrooms upstairs. From the instant you step through the front entrance, you'll be eager to make this your new home. Nestled in the prestigious Fairways Precinct, this residence grants you exclusive access to the community's in-ground swimming pool and BBQ area, enhancing your lifestyle with leisure and social amenities. Moreover, within walking distance, you'll discover the renowned Brookwater Golf & Country Club, along with convenient access to Woolworths, charming cafes, and delightful restaurants, enriching your living experience with both convenience and leisure opportunities.

KEY FEATURES:

- * Open plan living and dining area that seamlessly extends to the covered outdoor entertainment area situated at the front of the home
- * Spacious kitchen boasting ample cupboard space, plumbed fridge space and quality Smeg cooking appliances, plus a dishwasher
- * Enclosed rear courtyard with a deck, feature lighting, artificial turf and a chalkboard for kids
- * 3 Bedrooms with built in wardrobes, ceiling fans & air conditioners
- * The master suite features a walk in wardrobe, ensuite bathroom and private balcony
- * Main bathroom servicing the other 2 bedrooms
- * Powder room downstairs for convenience
- * Laundry room with a linen cupboard
- * Double garage with motorized doors, epoxy flooring, storage shelving and internal access into the home
- * Space for 2 cars on the driveway
- * Plumbed in water tank servicing the laundry, toilets and outdoor taps
- * Freshly painted & brand new carpets
- * Built in 2012

ADDITIONAL INFORMATION:

- * Currently vacant and move-in ready
- * Rental appraisal: \$600-\$620 per week
- * Urban Utilities: \$247.05 per quarter + water usage charges
- * Ipswich City Council rates: \$855.65 per quarter
- * Body Corporate Levies: \$630 per quarter + Insurances

Brookwater stands out as a prestigious community renowned for its award-winning Greg Norman Designed Golf Course and convenient surroundings. All essential amenities are within arm's reach, with convenient access to the Centenary Highway, Mater Private Hospital, University of Southern Queensland, Brighton Homes Arena, Orion Shopping Centre, Springfield Central Train Station, top-notch schools, and day-care centres. Contact us today to secure your dream home or investment property. For more information or to schedule a viewing, please feel free to call or SMS Veronika any time on 0436 444 426.

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