

# 17 Chifley Crescent, Brassall, Qld 4305



## Sold House

Tuesday, 15 August 2023

17 Chifley Crescent, Brassall, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 610 m2**

**Type: House**

**\$547,000**

No waiting here! Immaculate transformation to bring you two levels of living in a street where you are part of the community and the neighbours become good friends. We are vacant and ready, just for you. Please make that one call to say yes! One of the great things with a highset home is the space that you have! Upstairs, fresh lovely living and then again, the same space downstairs! Positioned for gated side yard access. **FIRST LEVEL:** • The elevation brings glimpses of sky at every turn and the feeling is fresh, light filled and feels like home. Please view our floor plan to engage with your new space. • From the moment you step inside you can feel how easy it is to live here. • Zoom room and entry present light filled options. • Open plan, generous, living area with gleaming timber floors and complete with split system. • Smart design kitchen completes with brand new stove and oven. • 3 spacious independent bedrooms all present with robes. • Family bathroom is a step-in shower. Easy. **GROUND LEVEL: SPACE OUT!** Now what to do with all the space on this level? Spend your down time? Party time? Blended living? Work from home? Crafts? Yoga? • Internal laundry. • Double car allocation. Project car anyone? • Fluid access to the patio and traditional backyard. **OUTDOORS CONTINUES TO DELIVER:** The rear easterly deck is a welcome spot to start the day on. All of this on with a fenced family sized backyard. Yes, side access to the rear side yard BBQ is the traditional built-in style and under cover gathering spots to embrace. 1,000 litre water tank electric HWS. Lock up garden shed. Side space for the boat, van, trailer or go organic. Low maintenance gardens and true fun space, with grass and running space. **LOCATION YOUR HOME IS SERVICED BY.** Ipswich is the epicentre of residential growth, and the fastest growing City in Queensland! This growth requires homes and property. 17 Chifley Crescent Brassall is a solid investment for your future. Congratulations on your smart move. Let's talk. The City of Ipswich's diverse economy and growing population face unparalleled opportunities. A current population base of 233,302 - with a projection to more than double over the next two decades! **2023 TO 2027 IN A SNAP SHOT PEOPLE** - 11,500 new jobs for Ipswich (manufacturing, Health Care, construction) 2031 projection for number of residents 410,630 2041 projection for number of residents 557,649 **PROSPERITY** - \$6.5 billion in gross regional product. Your home is located in our much sought-after, well serviced, suburb of Brassall. Yes, flood free home. Enjoy the options of multiple support facilities including child daycare, medical/dental precincts as well as sporting and entertainment venues. You can also drop into the Brassall Shopping Centre or Riverlink Shopping Precinct and park and ride at Ipswich CBD with electric rail to Brisbane. Sutton Park - 2 min walk / 170m Brassall Shopping Centre - 11 min walk / 900m Ipswich State High School - 15 min walk / 1.2km Mihi Tavern - 15 min walk / 1.2km Brassall State School - 17 min walk / 1.4km Ipswich Grammar School - 4 min drive / 2.5km Warrego Highway - 5 min drive / 3.8km Ipswich Train Station - 6 min drive / 3.5km Ipswich CBD - 7 min drive / 3.7km Riverlink Shopping Centre - 10 min drive / 5.5km Brisbane CBD - 40 min drive / 45.8km Call the agent now to book your private inspection. Welcome to Brassall and welcome home. A proud Past, an exciting Present and a strong Future **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.