

18/21b Hunter Street, Brassall, Qld 4305



Unit For Sale

Tuesday, 21 May 2024

18/21b Hunter Street, Brassall, Qld 4305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 172 m2

Type: Unit



Carl Marbella
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Miguel Marbella
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FOR SALE

This 2-bedroom townhouse offers an exceptional investment opportunity with its unbeatable location. Within walking distance to essential amenities, including medical and dental facilities, Brassall State Primary School, Ipswich State High School, and the Brassall Shopping Centre with its own Woolworths, Aldi, and numerous specialty stores. Since it's currently tenanted, this property guarantees immediate rental income, making it a prime low-maintenance investment. Alternatively, you have the option to move in at the end of the lease, securing a convenient and desirable home for yourself. Don't miss out on this rare investment gem! This complex is 16 years old and all of the units present in fantastic condition with secure gated entry. The townhouse itself has been constructed with high quality fittings and is also kept cool and warm all year round by two (2) reverse cycle split system air conditioners. The property features 2 bedrooms a shared bathroom plus an additional toilet downstairs. Both bedrooms are carpeted; have built in robes, fans and split system air conditioning for your added comfort in the master bedroom. Downstairs there is an open plan kitchen, dining and lounge area complete with split system reverse cycle air conditioning and fans. The lounge and dining feature carpets with the kitchen and wet areas being fully tiled. The kitchen is separated from the dining and lounge areas. The kitchen is stylish and offers plenty of bench and cupboard space, a stainless steel oven, electric cook top as well as a dishwasher. Off the kitchen there is a European laundry set behind sliding doors to conceal the area. Sliding doors flow from the kitchen to the large covered outdoor pergola with plenty of room for gardens or pots, your BBQ and an outdoor setting. There is under stair storage and a single garage with remote controlled door and internal access to the home for your convenience. Security screens and modern colour scheme throughout. This trendy pad is just waiting for a new owner. A tenant is in place paying off the mortgage at \$430 week until 26/02/2025. For those wanting to live in the home you would simply give the tenant the appropriate notice and then move in and enjoy all these benefits for yourself. Ipswich Council Rates: \$524 per quarter (subject to change) Water Charges: \$284 per quarter plus consumption (subject to change) Body Corporate: \$43 per week You'll need to be quick or someone else will steal this beautifully presented townhouse that is walking distance to everything you will ever need! Most importantly, this stunning townhouse represents exceptional value for money and is now finally FOR SALE. Listing Agent: Carl Marbella 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! 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.