

# 1A & 1B Bulloo Crescent, Brassall, Qld 4305

## Sold Townhouse

Thursday, 25 January 2024



1A & 1B Bulloo Crescent, Brassall, Qld 4305

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 800 m2

Type: Townhouse



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**\$845,000**

This stunning duplex is located on a fully fenced and elevated 800m<sup>2</sup> corner block and is perfectly positioned close to schools and shops with easy access to the Warrego Highway for the workday commute and the Brisbane Valley Rail Trail at your doorstep for your weekend adventures. Both units offer three large bedrooms with ceiling fans, and each has their own separate driveway and front entrances utilising both street frontages to keep your tenants separate and providing a feel of complete privacy. Stepping through the front door to unit 1A, a tiled hallway leads you past the three large, carpeted bedrooms with built in robes and ceiling fans, master with modern ensuite including vanity with stone top, and classy main bathroom with full bath, separate shower and separate toilet. Internal access from the single lock up garage with remote roller door and laundry space is located here and there is linen storage conveniently located just outside the bathroom. At the end of the hallway, the unit opens onto the spacious open plan, air-conditioned living, dining and kitchen with breakfast bar, stone benchtops, electric appliances including dishwasher and plenty of cupboard space. Sliding glass doors flow out to the covered alfresco area and private, fully fenced yard. Unit 1B is accessed by a second separate driveway leading to the single lock up garage with remote roller door, laundry and internal access to the tiled entry way with storage cupboard. To the left of the front door, the space opens on to the huge open plan living area complete with air-conditioned lounge, dining area and ultra-modern kitchen with stone benchtops, breakfast bar, electric appliances, dishwasher and heaps of cupboard space. Three good sized, carpeted bedrooms with ceiling fans and built in robes are accessed from here with the master offering air-conditioning, walk-in robe and ensuite. The main bathroom has full bath, separate shower, vanity with stone top and separate main toilet. Sliding glass doors lead from the living space out to a covered rear alfresco which overlooks the very generous fully fenced yard offering heaps of room for the kids to play. Currently tenanted with unit 1A returning \$440 per week until 28/3/24 and unit 1B returning \$425.00 per week until 6/6/24 providing a total combined income of \$865 per week and an ideal opportunity for investors to take advantage. Call Mike or Kirsty to arrange your private inspection or come along to the open homes. **DISCLAIMER:** Crowne Real Estate 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. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.