

# 21 Balfour Street, Coalfalls, Qld 4305

## House For Sale

Friday, 19 January 2024



21 Balfour Street, Coalfalls, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 507 m2**

**Type: House**



Steve Athanates  
0414235933



Matt Drayton  
0435019874

## Offers Over \$579,000

Nestled in the charming neighbourhood of Coalfalls, this meticulously maintained lowset brick home at 21 Balfour Street is a rare gem waiting for its new owners. Boasting 3 spacious bedrooms, 1 bathroom, and a convenient single-car accommodation, this property offers an ideal blend of comfort, style, and versatility and is ready to move in right away with fresh paint and carpets throughout. As you step inside, you'll immediately appreciate the fresh, modern feel with brand new paint and plush carpeting throughout. The spacious living, kitchen, and dining area is bathed in natural light and features efficient air conditioning, ensuring your comfort year-round. The well-appointed kitchen boasts ample counter space and storage, making meal preparation a breeze. One of the standout features of this property is the generous 507m<sup>2</sup> fully fenced block, offering privacy and security for your family. The spacious backyard provides the perfect canvas for your landscaping dreams, with ample room for a pool, a lush garden, or even an additional shed for your hobbies or storage needs. For investors, this property has been rental appraised for \$470 - \$490 per week. Ipswich Council Rates: \$548 per quarter (subject to change) Water Charges: \$240 per quarter plus consumption (subject to change) 21 Balfour Street is perfectly positioned to enjoy the best of this tranquil suburb while being just moments away from essential amenities. The neighborhood exudes a peaceful, family-friendly atmosphere, making it an ideal place to call home. Locations: Ipswich CBD - 7 minutes Brisbane CBD - 55 minutes Brassall Shopping Centre - 4 minutes Ipswich State High School - 5 minutes Brassall State School - 5 minutes Sutton Park - 4 minutes Don't miss out on the opportunity to make 21 Balfour Street your forever home. With its fresh updates, spacious layout, and prime location, this property offers endless possibilities for your family's future. Contact us today to arrange a viewing and experience the magic of this remarkable Coalfalls residence. List Price: Offers Over \$579,000 Listing Agent: Steve Athanates & Matt Drayton NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words 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.