

# 28 Charles Street, Brassall, Qld 4305

## House For Sale

Monday, 4 March 2024



28 Charles Street, Brassall, Qld 4305

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 678 m2**

**Type: House**



Luke Athanates

0428888317

## Offers Over \$649,000

Welcome to an extraordinary family residence that redefines spacious living! Boasting four generously sized bedrooms and an inviting study, this home goes above and beyond with its stunning kitchen, expansive bathroom and multiple air-conditioned indoor living areas. Nestled in the highly coveted suburb of Brassall, this property stands out as a beacon of comfort and style in Ipswich. Outshining its competitors, this residence is tailor-made for families and entertainers alike. Exceptionally large air-conditioned indoor living areas complement the vast outdoor space, perfect for relaxation or hosting gatherings. For families with young ones, the proximity to Brassall State Primary School and Ipswich State High School ensures convenience as children can easily walk or bike to their schools. Step inside, and you'll discover an abundance of internal living space with three distinct and spacious living areas. A fully air-conditioned lounge and dining room provide a welcoming atmosphere, while an oversized family and rumpus room add versatility. The large multi-purpose room enhances the potential of this home, all overlooking a gorgeous kitchen with ample bench and cupboard space, stainless steel appliances, and a dishwasher. The kitchen overlooks and opens up to a huge, paved courtyard and an adjoining fully fenced swim spa. This outdoor haven beckons for entertaining, family BBQs, or simply unwinding in tranquility. A spacious separate laundry, boasting ample storage, adds to the practicality of this exceptional home. The four bedrooms all generously proportioned, three feature carpets, two equipped with split-system air conditioners, and built-in robes. The main bathroom serves all four bedrooms seamlessly. To enhance work-life balance, a separate study space opens onto the front verandah. For the investors this property is rent appraised at \$580 per week. Ipswich Council Rates: \$627 per quarter (subject to change) Water Charges: \$232 per quarter plus consumption (subject to change) This residence is not just a home; it's a masterpiece of design and functionality. Situated on a fully fenced 678m<sup>2</sup> block, this property is a sanctuary of luxury, where every detail has been considered to create the ultimate family haven. Welcome home to unparalleled comfort and style! Nearby Locations 4 minutes - Brassall State School 4 minutes - Ipswich State High School 3 minutes - Brassall Shopping Centre Listing agent: Luke Athanates 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 - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds 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.