

**36 Conifer Avenue, Brassall, Qld 4305**



**House For Sale**

Tuesday, 19 December 2023

36 Conifer Avenue, Brassall, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

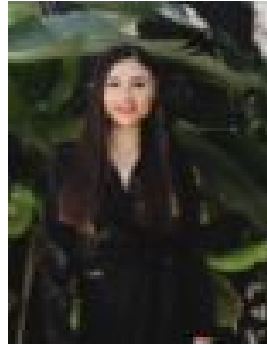
**Parkings: 2**

**Area: 565 m2**

**Type: House**



Shane Boyd  
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Kate Van Bennekom  
0466497000

## Offers Over \$619,000

If you're looking for a modern house with designer finishes, or looking for your next savvy investment purchase, 36 Conifer Avenue may just be the right fit for you! A nearly-new 2 year old build, with 4 generous sized bedrooms, an extra large living area, a kitchen with ample storage, 2 bathrooms, plus a powder room, solar, a secure double garage and a spacious, low maintenance yard; this home has so much potential not only as an investment property with a healthy rental return, but also as a gorgeous family home. Boasting four good sized bedrooms with built-in robes, carpet and ceiling fans, the master bedroom also includes its own his and hers walk-in robe & modern ensuite. The other three bedrooms are serviced by a family sized bathroom. The kitchen is all you could want; offering an abundance of storage and bench space, a sunlit backsplash, and an extra large walk-in pantry. Entertaining will be a breeze with a spacious open-plan living area, and not to mention the additional media room. There's plenty to enjoy outside, with a fully covered outdoor alfresco area, fitted with a bar and bbq set-up, perfect for summer entertaining. This home is situated on a fully fenced 565m<sup>2</sup> block in Brassall, one of Ipswich's highest growth suburbs. 36 Conifer Avenue sits in the heart of Ipswich, and the suburb of Brassall has seen significant growth over the past couple years, and is projected to continue to do so. This home is situated on a corner block, surrounded by a family friendly neighbourhood, with peaceful streets, kid-friendly parks, and easy access to all amenities. You'll be conveniently located just minutes from the motorway, meaning you can be in Brisbane CBD in no time at all. You'll also be happy to hear that all your shopping needs will be met easily, with Brassall Shopping Centre just 5 minutes down the road. The property also falls within catchments for both Brassall State School and Ipswich State High School. **PROPERTY HIGHLIGHTS:-** 4 generous sized bedrooms- Master bedroom features his & hers walk-in robe & ensuite- Spacious open plan living area- Modern kitchen with ample storage- Media room- A second designer-style bathroom with separate toilet- Air conditioning & ceiling fans throughout- Fully fenced with side gate access- 8.14KW Goodwe Solar system- EUFY 4-Camera security system & security screens throughout- Secure double garage (remote controlled) - Walking distance to shops, parks and public transport- Current rental appraisal is \$560 - \$580 / per week- Currently owner occupied and available for vacant possession 36 Conifer Avenue offers all you could want in a home, but is also a wise investment for those wishing to add to their investment portfolio. This home won't be around for long, so be sure to contact Kate or Shane to register to attend an open home & make an offer ASAP!