

# 38 Heritage Drive, Brassall, Qld 4305

## House For Sale

Monday, 15 April 2024

NGU REAL ESTATE  
NORTH GOLDEN COAST

38 Heritage Drive, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 834 m2

Type: House



Rob and Gillian Dargusch  
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## FOR SALE

QUIET PEACEFUL LOCATION Bordering Reserved Natural BushlandBIG ALFRESCO For SEAMLESS INDOOR/OUTDOOR LIVING MULTIPLE LARGE LIVING AREAS FULLY DUCTED AIR-CONDITIONING FULLY FENCED REAR YARD & Multiple Sheds for StorageTWO STREET ACCESS For Further Vehicles or Rear EntryThis much loved and immaculately maintained family home sits proudly on an elevated corner across from serene natural bushland and boasts uninhibited breezes and a quiet peaceful aspect. Located in the highly sought after "Emerald Hill Estate" and boasting two street access that provides the ability to easily park and store a large van, boat, or extra vehicles. The bold corner position gives a commanding street appeal that is enhanced by the statement staircase bordered by immaculately maintained gardens. Built by Hallmark Homes in 2002 and thoughtfully designed to incorporate central open plan living with separate formal living areas, a rumpus-games room, three built in bedrooms and an office / fourth bedroom. This highly sought-after sector of Brassall provides a super convenient lifestyle close to shopping, schools, public transport and the Warrego Highway for commute to RAAF, Ipswich or Brisbane CBD's. FEATURES AT A GLANCE

INCLUDE:Commanding Street Appeal & Immaculately Maintained HomeOriginal formal lounge with adjoining dining room with stunning bushland viewsCentral kitchen, meals, living and rumpus adjoin outdoor alfrescoThree built-in bedrooms with fourth bed or officeMaster Bedroom boasts walk in robe plus ensuite with spa-bathInternal access to double garage with R/C entryUNMISSABLE EXTRAS:Fully Ducted Air-Conditioning with Premium Daikin Inverter & My Air ControllerSeparate 6kw Daikin Air-Con in Master BedroomMirror robes and fans to bedroom 2 and 3 Crimsafe Front Door, Diamond Grill Security ScreensPrivacy/Sun Screens to large alfresco Six EUFY CCTV Security Cameras & NX-4/8 Direct Alarm NBN Broadband to the PremisesNew Vacumaid – Ducted Vacuum - November 2023Original Termimesh plus Two Preventative TreatmentsPink Batts to ceiling for insulationTwo 3 x 3m lockable garden sheds with built in shelvingCertificate for Upgraded Smoke AlarmsLOCATION LOCATION:5-6 Mins\* to Brassall Shopping Village, Aldi, Woolworths & Variety Retail Outlets5-6 Mins\* Drive to Brassall State School, Ipswich High School & Early Learning Centres 12 Mins\* to Ipswich Station for Park & Ride to Brisbane CBD12 Mins\* to Ipswich CBD, Prestige Private Schools, UQ Ipswich Campus & more25 Mins\* to Indooroopilly Shopping Centre or 45 minutes to the Brisbane CBDApproximately \* For further information or your welcomed inspection call Rob and Gillian Dargusch at NGU Real Estate

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