

# 43 Diamantina Boulevard, Brassall, Qld 4305

## House For Sale

Thursday, 15 February 2024



43 Diamantina Boulevard, Brassall, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Steve Athanates  
0414235933



Luke Athanates  
0428888317

## Offers Over \$629,000

Welcome to 43 Diamantina Boulevard, Brassall! This stunning family home offers the perfect blend of comfort, style and convenience. Situated in a highly sought after location, this spacious property boasts four (4) bedrooms, two (2) bathrooms, a two (2) car garage and an array of impressive features that will cater to all your needs. Continuing through the home, you'll discover a huge dining area that seamlessly flows from the large air-conditioned lounge room. With ample space to accommodate a large dining table this area is ideal for hosting gatherings and creating lasting memories with family and friends. The open-plan layout seamlessly connects the dining area to the spacious kitchen, making it a breeze to entertain guests while preparing meals. The kitchen itself is equipped with modern appliances and stone bench tops providing a sleek and functional space. The master suite nestled in the front of the home, boasts carpeted floors, a ceiling fan and air-conditioning along with a spacious walk-in robe and an en-suite. The remaining three bedrooms are equally impressive, each with carpeted floors, ceiling fans and built-in cupboards. Two out of the three bedrooms are equipped with air-conditioning units ensuring that everyone in the family enjoys personalised comfort. This thoughtful design has the large main bathroom located near the three bedrooms servicing the entire family and guests. The outdoor space is a paradise for those who love to enjoy the fresh air and sunshine. The backyard is expansive, offering ample room for kids to play, pets to roam and the potential to add sheds or a pool the options are limitless. It's a versatile canvas, ready for you to customise and create your dream outdoor oasis. For the investors, this property is currently tenanted until the 27th of May 2024 for \$500 per week. For the owner occupiers, you can move into the home at the end of the tenancy by giving the current tenants the required notice or you can move in and enjoy all the benefits for yourself!

Ipswich Council Rates: \$585 per quarter (subject to change)  
Water Charges: \$234 per quarter plus consumption (subject to change)

Convenience is key at 43 Diamantina Boulevard, with the Brassall shopping centre and schools just minutes away. This prime location ensures that you are well-connected to essential amenities, making day-to-day life a breeze.

Listed Price: Offers Over \$629,000  
Listing agent: Steve Athanates  
Don't be disappointed, call me now - I'm waiting for your call.

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Results Speak Louder Than Words  
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