

49/15 Workshops Street, Brassall, Qld 4305

Unit For Sale

Tuesday, 23 January 2024



49/15 Workshops Street, Brassall, Qld 4305

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 90 m2

Type: Unit



Steve Athanates
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Offers Over \$369,000

This has to be the best value and most feature packed unit in Ipswich and here's why! This low maintenance, extremely neat unit boasts full reverse cycle air conditioning to the combined kitchen, living, dining and the master bedroom, a remote controlled garage and a spacious modern kitchen complete with stainless appliances including a dishwasher. The unit has two generous sized bedrooms both with fans, mirrored robes and the master also includes air conditioning and an ensuite. The unit also boasts an open plan living space, security screens throughout, beautiful floor tiles to all the living areas and to the main bathroom which boasts a separate shower, bath and toilet. The unit even has a private fenced courtyard with a modest space where you can garden and relax or entertain friends by the complex pool and BBQ area. For the investors this unit is currently tenanted for \$325 per week until the 3/04/2024 with a current rental appraisal of \$350 - \$360 per week. Ipswich City Council Rates: \$524 per quarter (subject to change) Urban Utilities Water Charges: \$245 plus consumption (subject to change) Body Corp: \$77 per week For those wanting to move in, you can give the tenants appropriate notice and enjoy all the benefits this unit has to offer! This incredible unit is located in a secure security gated complex that is within easy walking distance of the Brassall Shopping Centre with Woolworths and Aldi Supermarkets as well as a large range of specialty stores, medical and dental facilities, public and private primary and secondary schools, day care and numerous sporting and entertainment venues. This unit development at Brassall has it all! Great community facilities, great community support and great camaraderie for all who live in this gated complex! You deserve the best! Don't miss your chance to secure this incredible value for money and feature packed unit in ever popular Brassall. The unit is located in much sought after Brassall so you have quick and easy access to the Warrego Highway to Brisbane or Toowoomba and it is just down the road from the Brassall Shopping Centre, medical and dental services as well as sporting and entertainment venues. You can also drop into the Riverlink Shopping development or straight into the Ipswich CBD with electric rail to Brisbane. Most importantly, the best value and most feature packed unit in Ipswich has been priced to sell quickly at offers over \$369,000. You won't find better value for money in a modern unit - so be quick or it will be gone! Listing Agents: Steve Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley & Karalee - 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.