

**59 Caribou Drive, Brassall, Qld 4305**



**House For Sale**

Thursday, 7 December 2023

59 Caribou Drive, Brassall, Qld 4305

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



Mike Jones

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Kirsty Dutney Jones

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## Offers over \$569,000

Located in a quiet pocket of sought after Brassall, this low set brick home represents outstanding value. Appealing from the street with its lush front garden, the 451m<sup>2</sup> block is fully fenced at the back with no rear neighbours and is close to schools, shops and transport with quick access to the Warrego highway for commuters. Stepping through the front door, you enter a cosy air-conditioned lounge room with ceiling fan and low maintenance vinyl flooring throughout flowing into the dining room and open plan kitchen with heaps of bench and cupboard space, electric appliances, and dishwasher. The large master bedroom has two sets of sliding glass doors leading out to the covered rear alfresco area and the double carport and is located separately from the other three bedrooms which all have carpeted floors, ceiling fans and built in robes. These are serviced by the tidy main bathroom with oversized shower, vanity and separate toilet. Outside, the private back yard overlooks bushland and has a lovely lawn giving the kids and pets plenty of room to play while you relax under the covered alfresco and listen to the birdsong and take in the tree views. There is a fantastic local park with kids playground just two doors up the street and the home has a huge solar system with 19 solar panels. Pedestrian gates on both sides of the home provide access to the backyard and there is a good-sized garden shed for your yard storage needs. Located within minutes to Brassall shopping centre with supermarkets and specialty stores, local primary and secondary schools with bus service to surrounding public and private schools and less than 10 minutes to Ipswich CBD and Riverlink Shopping Centre. Brisbane is approx. 40 minutes by car making this an ideal property for both owner occupiers and investors alike. Currently rented for \$480 per week until July 2024. Latest rental appraisal is between \$510-\$540 per week. Don't miss your opportunity to inspect this amazing home. Call Mike or Kirsty to arrange a private viewing or come along to the open homes. **DISCLAIMER:** Crowne Real Estate has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.