

67/15 Workshops Street, Brassall, Qld 4305



House For Sale

Friday, 3 November 2023

67/15 Workshops Street, Brassall, Qld 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 145 m2

Type: House



Andrew Antonioli

0419025407

OFFERS OVER \$375,000

Location! Location! LOCATION!!! Live the easy Life. I am proud to present this wonderful opportunity to the market. Whether you are a first-time buyer or investor, this property ticks all the boxes, but it will be the lifestyle and serenity of this gated community that will appeal. Built in 2008, this quiet, modern, gated Brassall community complex has all the creature comforts of resort-styled living and caters for both owners and tenants. The complex pool and BBQ area add to this idyllic lifestyle and allows you to live your best life. Nestled in the vibrant suburb of Brassall, the only sounds that prevail are the local birdlife even though you are a short distance from the local shopping village, parks, schools and public transport. This vacant high-set townhouse is centrally located to the complex and is ready for your personalisation. As you enter, you will note the open plan styling, with living area adjoining both meals and kitchen area. The laundry is separate and self-contained. The area is tiled throughout. Upstairs boasts 3 spacious bedrooms with built-ins (large walk-in-robe in main bedroom); generous sized upstairs bathroom and ensuite (3rd W/C downstairs); The main bedroom includes a study nook and balcony. Downstairs and to the rear, a private courtyard provides an escape from the busy bustle of life. Primary downstairs living area and main bedroom have split-system A/C with ceiling fans throughout. One single car garage provides secure storage of your vehicle while there is an additional external carpark provided. This is a secure, safe and friendly community in close proximity to all your needs. Numerous schools, both public and private, are either within walking distance (Brassall State Primary School, Ipswich State High School) or a short 2km drive (Ipswich Boys Grammar School, St. Mary's Girls College and St. Edmunds Boys College). The local gym and parks are only down the road providing a host of recreational options. The Ipswich CBD is only 3.5kms from your door and you are only 5min drive to the Warrego Highway if travelling to Brisbane (45mins) or Toowoomba (60mins). This is the perfect first home for a young family wanting to enter the housing market at both an affordable level without having to relocate well out of town. With a rental yield of 5.3% and price growth rate of 14.2% (Source: RPData - August 2023), Brassall units are a very sound investment. This unit will fetch a rent return of between \$410 - \$450 per week. Nominated by SmartPropertyInvestment.com.au as one of Australia's 50 top investment suburbs for 2024, this property will attract enormous interest and will go quickly. Body Corporate Fees per quarter - Administration, Insurance & Sinking Fund \$1,188.49 (existing quarter) Council Rates per quarter - \$520.20 (discounted) Unit/property is above flood levels. For more information regarding the complex, go to www.brassallplace.au All enquiries to Andrew Antonioli of First National Action Realty on 0419 025 407. **DISCLAIMER:** First National Action Realty 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.