

7 Sprite Way, Brassall, Qld 4305

House For Sale

Wednesday, 27 March 2024



7 Sprite Way, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 649 m2

Type: House



Luke Athanates
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Offers Over \$749,000

Nestled in the serene neighbourhood of Brassall, 7 Sprite Way presents a rare opportunity to acquire a stunning family residence that seamlessly combines style, space and functionality. This immaculate property boasts an array of impressive features, making it an ideal choice for discerning buyers seeking comfort, convenience and modern living. As you step into this inviting abode, you are greeted by an aura of space and serenity. The residence boasts four generously sized bedrooms, each offering built-in robes and air-conditioning. Additionally, there's a designated office that can effortlessly be transformed into a fifth bedroom if desired providing flexibility to accommodate your evolving needs. The focal point of this residence is the expansive living area featuring a large lounge room and dining space that is perfect for both everyday living and entertaining guests. The neutral colour palette and abundant natural light create an inviting atmosphere, while the high ceilings add to the sense of space. The well-appointed kitchen overlooks the living area and is equipped with modern appliances, including a dishwasher and ample storage space provided by the walk-in pantry. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is sure to impress. The bathroom and ensuite are a standout feature of the home showcasing floor-to-ceiling tiles, walk-in showers and modern fixtures that exude luxury and sophistication. Additionally, there are two separate powder rooms for added convenience. For those who value security and comfort this home has you covered. Security screens are installed throughout providing peace of mind while the ducted air-conditioning ensures year-round comfort no matter the weather outside. For the investors this property is rent appraised at \$650 per week. Ipswich Council Rates: \$543 per quarter (subject to change) Water Charges: \$232 per quarter plus consumption (subject to change) Noteworthy is the property's previous rental history through the National Disability Insurance Scheme (NDIS), making it NDIS applicable for potential buyers interested in reinstating this rental arrangement. This adds a unique dimension for investors or those looking for a property with income-generating potential. In summary, 7 Sprite Way, Brassall, represents a rare opportunity to own a meticulously designed and well-appointed family home in a sought-after location. With its abundance of features, spacious layout and modern comforts this residence is sure to exceed your expectations and provide a lifestyle of luxury and convenience for years to come. Arrange your inspection today and experience the epitome of sophisticated living. Nearby locations: • 24 minutes - Brassall State School • 24 minutes - Ipswich State High School • 26 minutes - Ipswich Adventist School • 26 minutes - Brassall Shopping Centre • 29 minutes - Ipswich CBD Listing agent: Luke Athanates & John Karlecik Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - 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.