

# 8 Robinson Street, Brassall, Qld 4305

## Sold House

Wednesday, 23 August 2023



8 Robinson Street, Brassall, Qld 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1098 m2**

**Type: House**



Luke Athanates

0428888317

**\$411,100**

Introducing 8 Robinson Street, Brassall - a spacious and inviting family home that presents a fantastic opportunity for both homeowners and astute investors. Currently tenanted for \$330 per week until 16th of February 2024, this property offers immediate rental income for those looking to maximize their investment. As you step inside you'll discover three generously sized bedrooms, each equipped with security features and fans or air conditioning for year-round comfort. The stylish kitchen and bathroom provide a perfect canvas to add your own personal touches. The upper level of the home boasts a large open lounge, kitchen, and dining area, complete with air conditioning and seamless access to the expansive front lounge room. There is also a sunroom that can be utilised as a kids retreat or study, Imagine entertaining family and friends on the covered deck, which overlooks the fully fenced backyard adorned with low-maintenance fruit trees, including pomegranate and citrus varieties. Downstairs, you'll find ample parking space for two cars, as well as a sizeable enclosed room that could be easily converted into a second living area or hobby room, offering flexibility and extra space to suit your needs. For all investors, although this property is tenanted for \$330 per week we have done an updated rental appraisal for \$400 - \$420 per week. Ipswich Council: Rates: \$529 per quarter (subject to change) Water Charges: \$232 per quarter plus consumption (subject to change) Located in the highly sought-after suburb of Brassal, this property offers convenience and accessibility. With quick access to the Warrego Highway, Brisbane and Toowoomba are within easy reach. Close proximity to primary and secondary schools, the Brassal shopping centre with daycare facilities, dental and medical centers, as well as a range of food and grocery options, ensures that all your daily needs are just moments away. For additional retail therapy or a trip to Ipswich CBD, the Riverlink shopping development and electric rail to Brisbane are also easily accessible. Priced at offers over \$419,000, this is your chance to secure an affordable and spacious property in the desirable Brassall area. With its attractive rental income potential, this home represents outstanding value for money. Don't miss out on this opportunity - contact us today to arrange a viewing and make this impressive property your own. Listing Agent: Steve Athanates Call me for an exclusive private viewing. Don't be disappointed - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds 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.