

8A Pommer Street, Brassall, Qld 4305

House For Sale

Wednesday, 22 May 2024



8A Pommer Street, Brassall, Qld 4305

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House



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Offers Over \$649,000

Welcome to this freshly painted, beautifully maintained 4-bedroom home with a separate granny flat, offering a unique opportunity for multi-generational living or a lucrative investment with dual income potential. This versatile property is perfect for accommodating two generations under one roof while allowing each to maintain their independence. For the savvy investor looking to further increase their rental portfolio or looking for their first. We have a current rental appraisal of \$610 - \$630 per week, which is an amazing 5.04% return on investment! The main house features four oversized bedrooms, each designed with comfort and space in mind. The bedrooms are serviced by a main bathroom that includes a shower over the bath, a large vanity with ample storage, and a separate powder room on the lower level. The modern kitchen is of great size and offers plenty of storage and is equipped with stainless steel appliances and plenty of counter space, seamlessly flowing into the living and dining areas. Throughout the home, you'll find polished hardwood timber floors, air conditioning, ceiling fans and a wood burning fireplace, ensuring year-round comfort. A massive laundry area on the lower level provides additional storage space, enhancing the home's functionality. The granny flat, designed as a single-unit studio, includes a large walk-in robe and a private bathroom. This additional living space is perfect for older children seeking independence, older parents wanting to stay close, or savvy investors looking for a dual income stream. The granny flat also offers ample storage options, making it a fully self-contained unit. The only thing you may want to consider doing to this awesome space to make it fully self efficient, is to install a kitchenette with a European style laundry. Situated on a generous 760m² fully fenced block, the property boasts a large covered pergola overlooking a spacious backyard, ideal for outdoor entertaining and family gatherings. The backyard offers plenty of space for kids and pets to play safely, complete with outdoor play equipment that children will love. There is even enough room to install a pool. For the environmentally conscious, the home features a 6kW solar system, reducing energy costs and the home's carbon footprint. Parking is a breeze with a double carport attached to the front of the granny flat. Located in the prestigious Brassall area, you'll be surrounded by quality homes and have quick access to top educational institutions like Brassall State Primary School and Ipswich State High School. The location also offers easy access to the Warrego Highway for commuting to Brisbane or Toowoomba and is just a short drive to the Brassall Shopping Centre, Riverlink Shopping Centre, and Ipswich CBD, which provides electric rail to Brisbane. This property is a rare find, blending convenience, comfort, and potential for additional income. With so many extras and features, this home won't stay on the market long. Don't miss out on this unique opportunity – act now to secure the perfect home for two families or a savvy investor. Contact Corey Athanates today to arrange a viewing and make this dream home yours. 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.