

# 9 CHRISTINE CRESCENT, Redbank Plains, Qld 4301



## House For Sale

Wednesday, 8 May 2024

9 CHRISTINE CRESCENT, Redbank Plains, Qld 4301

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 748 m2

Type: House



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**\$629,000**

It won't matter if you're buying your first home or first investment, even those downsizing or moving from inter-state - 9 Christine Cres in Redbank Plains offers something for everyone and is the perfect start in a booming location! In recent years, suburbs such as Redbank Plains have seen exceptional growth from the increased popularity. With shopping centres, schools, take-away and dine-in food options, coffee shops galore and heaps of parks, this area offers a relaxed lifestyle for all! This impressive low-set brick & tile home sits in a peaceful neighbour hood and in a very quiet loop circuit - the kicker is that it backs onto the Christine Crescent Reserve - so no rear/side neighbours! Offering an air-conditioned open plan dining and living area from the kitchen, four bedrooms all with built-in wardrobes, main bedroom with en-suite main bathroom with a bath for the family, a covered patio area and a decent yard for the kids and/or pets to run around on, this home will suit all sorts of demographics! Location is always import and this property is within walking distance to Redbank Plains State School, the Redbank Plains Memorial Park, and just a short drive to Town Square Redbank Plains. It is also a simple commute to areas such as the Ipswich CBD, Springfield/Springfield Lakes, Brisbane and the Gold Coast. This property is currently tenanted until Nov 2024 for \$480 p/wk and has rental appraisal of \$530-\$550 p/wk. In brief: - 4 bedrooms, 2 bathrooms, 1 car garage - Air-con to the living/dining area - Covered rear patio, 748m2 block size - Walking distance to schools & parks - Short drive to shopping centre, medical, food etc - Tenanted until Nov 2024 @ \$480 p/wk - Rental appraisal of \$520-\$550 p/wk - High growth, very popular areaDisclaimer: Whilst all care has been taken in preparation, no responsibility is accepted for the accuracy of the information contained herein. All information (including but not limited to the property area, floor size, price, address & general property description) within this advertisement is provided as a convenience to you and has been provided to Ipswich Real Estate Pty Ltd by third parties. Interested persons are advised to make their own enquiries, seek legal advice, and satisfy themselves in all respects.Ipswich Real Estate Pty Ltd does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained within this advertisement.