

**97 Pine Mountain Road, Brassall, Qld 4305**



**House For Sale**

Thursday, 26 October 2023

97 Pine Mountain Road, Brassall, Qld 4305

**Bedrooms: 2**

**Bathrooms: 1**

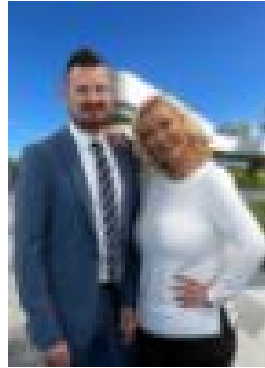
**Parkings: 1**

**Area: 1781 m2**

**Type: House**



Glenn Ball  
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## BEST OFFERS BY 16 NOVEMBER

• SITTING ON 1781 M2 WITH 3 TITLES • MAIN HOME WITH 2 - 3 BEDROOMS • PLUS 46m2 RENTED OFFICE SPACE • LARGE LOUNGE & DINING AREA • BIG EAT-IN KITCHEN & 2 SLEEP-OUTS • SIDE YARD ACCESS & PARKING • WAS THE POST OFFICE SINCE 1960'S • SAME FAMILY OWNERS SINCE 1946 • RIPE FOR RENOVATION & DEVELOPMENT • COUNCIL RATES \$1763.80 PER QUARTER

This property is being marketed without a sale price and all offers will need to be submitted by 3pm on the 16th of November 2023 for consideration. One on one inspections are encouraged and will be organised by pre-booked appointment only. This home and property excites me as an agent on so many levels and personally it brings back fond memories as I remember my Grandmother taking me to the Brassall Post office to mail our Christmas cards and presents some 40 years ago. This property is still owned by the Weatherhog family who also owned the adjoining two properties and whom over four generations ran the first Brassall General Store/Telegraph Office and later Australia Post offices in the neighbouring properties stretching over a period of some 86 years.

"The Main Home" (Lot 1 RP 3271-868m2) The main home is positioned at the top of the block on 868m2 and is a great example of a true Queensland Colonial built around 1910 - 1915. This exciting opportunity showcases 2 huge bedrooms, a main bathroom plus two large enclosed verandahs. The astute buyer will see that one of the sleep-outs could be easily used as a 3rd bedroom as it has its own access, windows, air-conditioning and the correct ceiling heights. The kitchen of the home is also generous in size and offers a large amount of storage, room for a large table and chairs plus it has air-conditioning. The main living area is separated by a stunning original timber archway and offers space for a lounge room and formal dining room. To the rear of the home is a secure back deck and stairs that lead down to the lower level which is concreted for storage, 1 car accommodation and the laundry of the home. The main home would rent for \$450- \$480 per week. "The Old Post Office / Office Space" (Lot 2 RP 104015 - 53m2) Currently rented for \$300 per week on a month to month basis. Originally the Brassall Post Office which was opened in the 1960's. Floor plan currently has a toilet, kitchenette, reception area & consultation room. Totally separate from the main home with external access and two air-cons. Has own power connected and individual meter but shares same water services as main home.

The Rear Vacant Block (Lot 2 RP 3271 860m2) This block of land is technically land locked and buyers wishing to utilize it for the purposes of building would need to re align the current boundary lines or apply for dual occupancy, I recommend speaking to the town planning division of Ipswich City Council for costs and information on this process. In my opinion and from my own research a lovely home could be built on the higher portion of this block and access could be gained by a shared driveway with the main home. This is a truly amazing opportunity to purchase an Ipswich property with significant historic value whilst offering a multitude of potential uses and development opportunities in the future. We have plenty of information that we are only too happy to share with you including location of services & utilities, council rates, a history of the home and block dimensions that can be forwarded to prospective buyers upon application. All genuine questions can be directed to the listing agents Glenn Ball and Lisa Jensen at First National Action Realty Ipswich. Due to there being a tenant in the office section of this property we would need adequate notice for entry and all inspections will be carried out by appointment only.

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