

1&2/23 Conifer Avenue, Brassall, Qld 4305

Duplex/Semi-detached For Sale

Wednesday, 26 June 2024



1&2/23 Conifer Avenue, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 501 m2

Type:

Duplex/Semi-detached



Mike Jones

0400515422



Kirsty Dutney Jones

0415448020

Offers over \$749,000

Built in 2017, this duplex represents great value for money and is located in a highly regarded suburb close to shops, schools and transport with quick access to the Warrego highway for commuters. The duplex is comprised of a 3 bedroom, 2 bathroom unit and a 1 bedroom, 1 bathroom unit and has security screens throughout. Stepping through the front door of unit 1, a tiled entry way leads you past the first of the three generous bedrooms which all have carpeted floors, ceiling fans and built in robes, and the master bedroom located to the rear of the home has an ensuite. The modern main bathroom services the remaining rooms and has a full bath, separate shower with floor to ceiling tiles, vanity and separate toilet. The air conditioned living space consists of a combined family and dining room with an open plan design flowing seamlessly from the kitchen with electric oven, ceramic cooktop, stainless steel dishwasher and plenty of bench and cupboard space. A glass sliding door lets in plenty of natural light and opens on the covered rear alfresco and tidy fully fenced back yard which overlooks unspoilt bushland, creating the ideal setting to unwind and listen to the birdsong. There is internal access to the single lock up garage with remote door and the laundry is located in here. The entrance for unit 2 is located separately and is privately tucked around to the left of the building accessed through the front courtyard. As you step inside, you will find a large, air conditioned combined living and dining area and open plan kitchen with dishwasher, electric appliances and a good amount of bench and cupboard space. The main bedroom is a very good size and features built in robe, ceiling fan and access to the two way bathroom which is separated from the internal laundry by a cavity sliding door. Car accommodation for one vehicle is catered for with a single lock up garage with internal access. Both units are currently tenanted with Unit 1 rented until 22/8/24 and returning \$420 per week and Unit 2 is rented until 21/12/24 at \$320 per week. This duplex property is located within minutes to local primary and high schools, shopping centre and is less than 10 minutes to Ipswich CBD. Don't miss your opportunity to inspect. Call Mike Jones or Kirsty Dutney-Jones to arrange your private viewing or come along to the open homes. **DISCLAIMER:** Crowne Real Estate has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.