

**12 Brose Street, Drayton, Qld 4350**



**House For Sale**

Monday, 1 July 2024

12 Brose Street, Drayton, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

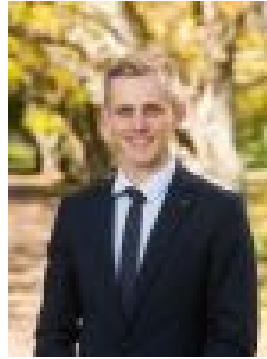
**Parkings: 2**

**Area: 1047 m2**

**Type: House**



James ODonohue  
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Shaun Blackburn  
0490499194

## Offers Over \$665,000

- Covered front porch - 4 good-sized built-in bedrooms, all equipped with ceiling fans and built-in wardrobes - Main bedroom with reverse cycle air-conditioning, walk-through wardrobe and stylish ensuite - Front separate lounge room with reverse cycle air-conditioning and ceiling fan- Galley style kitchen fitted with electric cooktop, electric oven, rangehood and dishwasher, plenty of storage plus walk-in pantry -Dining area adjacent to the kitchen- Huge living room that flows to the rear outdoor entertainment deck- Contemporary main bathroom with shower featuring relaxing rainwater shower head, twin vanity- Additional storage rooms on either side of the living room, one is large enough for use as an office/study- Laundry with built-in bench and plenty of storage- Timber look flooring to living areas - Expansive covered outdoor entertainment deck with shade sail - Fully fenced, large low maintenance backyard- Electric gate leads to detached double lock-up garage with remote access and full power

Welcome to 12 Brose Street, Drayton - a beautifully presented home that effortlessly blends modern luxury with practical living. Ideal for large families, this fully renovated residence offers ample space and contemporary features, ensuring a lifestyle of comfort and convenience. Step inside to a welcoming front covered porch that leads you to four spacious bedrooms, each fitted with ceiling fans and built-in wardrobes. The large main bedroom boasts reverse cycle air-conditioning, a walk-through wardrobe, and a stylish ensuite featuring a shower with floor-to-ceiling tiles, a vanity, and toilet. The front separate lounge room, complete with reverse cycle air-conditioning and a ceiling fan, provides a cozy retreat for family gatherings. The galley-style kitchen is a chef's dream, equipped with an electric cooktop, oven, rangehood, dishwasher, and ample storage space, including a walk-in pantry. Adjacent to the kitchen is a dining area, leading down a few steps to a huge living room that seamlessly flows to the expansive rear outdoor entertainment deck. Additional storage rooms flank the rumpus room, one of which is large enough to serve as an office or study, adding to the home's versatility. The contemporary main bathroom offers a shower with a relaxing rainwater shower head, twin vanity and tastic. For added convenience, there's a separate toilet and a well-appointed laundry with a single wash basin, built-in bench, and plenty of storage. Timber-look flooring enhances the living areas, while reverse cycle air-conditioning in two bedrooms ensures year-round comfort. Security is paramount with security doors at the front and back leading to the deck, and flyscreens fitted to the windows. The expansive covered outdoor entertainment deck with a shade sail overlooks a fully fenced, low-maintenance backyard, perfect for family gatherings and outdoor activities. An electric gate provides access to a detached double lock-up garage with remote access and full power. Currently rented at \$580 per week until 29th November 2024, this property presents a fantastic investment opportunity. Our property management team has recently appraised the property with the potential to increase to \$600 - \$620 per week, subject to market conditions. Located directly opposite the tranquil Drayton Memorial Park and just minutes away from Drayton Shopping & Medical Centre, the University of Southern Queensland, Drayton State School, and various dining options, 12 Brose Street offers a blend of luxury, convenience, and modern living. Don't miss the chance to make this exceptional property your own. General rates: currently \$1,280.93 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Darling Heights State School High school state catchment: Harristown State High School