

16 Caribou Drive, Brassall, Qld 4305

House For Sale

Wednesday, 1 May 2024

NGU REAL ESTATE
NORTH GOLD COAST

16 Caribou Drive, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 600 m2

Type: House



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Offers Over \$649,000

Nestled in the heart of the sought-after suburb of Brassall, 16 Caribou Drive presents a captivating opportunity for those seeking a spacious and well-appointed family home. Boasting four bedrooms, two bathrooms a single-car accommodation this residence sits gracefully on a generous 600m² block offering both comfort and convenience. Upon entering, you are greeted by a sense of warmth and tranquility. The home features two separate living areas, providing ample space for relaxation and entertainment. The centrepiece of the home is undoubtedly the large, well-equipped kitchen which seamlessly services the adjacent dining area. Here, modern appliances and ample storage space make cooking a delight. The kitchen overlooks the expansive air-conditioned family room, A second living space at the front of the home provides a cozy retreat, ideal for a lounge room. Sliding doors lead to the large undercover patio, a perfect oasis for outdoor entertaining or simply unwinding amidst the tranquil surroundings. Creating a seamless flow between indoor and outdoor living. Beyond the patio lies a sprawling backyard adorned with a garden shed, offering endless possibilities for gardening enthusiasts or outdoor activities. The main bedroom of this residence features air-conditioning, a spacious walk-in robe and a luxurious ensuite. The remaining bedrooms are equally inviting, each offering ample space, ceiling fans and built-in robes. This property is currently tenanted for \$500 per week with the tenants vacating on the 16th of May. For all owner occupiers, you can enjoy all the benefits this property has to offer once the tenant has vacated. For investors, this home has been rent appraised at \$520 - \$540 per week. Ipswich City Council Rates: \$570 per quarter (subject to change) Water Charges: \$230 per quarter plus consumption (subject to change) In summary, this meticulously crafted home at 16 Caribou Drive, Brassall, encapsulates the essence of modern family living. With its spacious interiors, versatile living areas, and serene outdoor spaces, it presents a rare opportunity to embrace a lifestyle of comfort, convenience, and elegance. Nearby Location: • 5 minutes - Brassall Shopping Centre • 4 minutes - Ipswich State High School • 4 minutes - Brassall State Primary School • 5 minutes - Ipswich Adventist School • 10 minutes - Ipswich CBD Listing Agent: Steve Athanates Call me for an exclusive private viewing. Don't be disappointed – I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba – Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words 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.