

17 Bradfield Drive, Brassall, Qld 4305



House For Sale

Saturday, 29 June 2024

17 Bradfield Drive, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 896 m2

Type: House



Glenn Ball
0499081445

OFFERS OVER \$495,000

PLEASE CONTACT GLENN BALL DIRECT ON 0432 822 457 • PRICED FOR THE RENOVATOR • BOASTS FOUR LARGE BEDROOMS • MASTER WITH MODERN ENSUITE • EASY LIVING SPLIT LEVEL DESIGN • 9FT CEILINGS TO LOWER LEVEL • FORMAL LOUNGE & DINING ROOM • MASSIVE TILED FAMILY ROOM • HUGE COVERED OUTDOOR AREA • BIG INGROUND SWIMMING POOL • DOUBLE GARAGE WITH CARPORT • FLOOD AFFECTED IN 2011 ONLY! I have priced this large family home which I believe to be a former display home for the "Grammar Arms Estate" at a bargain price to entice the savvy investor or renovator. Yes it needs a lot of work inside including, some new walls, some new ceilings & internal doors, a kitchen and also some work required to the main bathroom but it will be worth your while with recent recorded sales in the street achieving \$740,000. This home has a stunning street appeal with a double garage, large formal entrance and a wraparound tiled veranda. Once inside you will discover 9ft ceilings to the lower level, a large formal lounge room with a bay window and walk through access to a formal dining room on the upper level adjacent to the kitchen. There is also a huge tiled family room overlooked by a generously sized timber kitchen and the bonus of four bedrooms plus heaps of internal storage space. The air-conditioned master bedroom is also large and has a full wall of mirrored robes as well as an ensuite that was updated in 2011. The tiled family room has a glass sliding door that opens onto a well-proportioned and fully covered outdoor entertaining space. This large area overlooks the big concrete inground swimming pool (equipment needs repairs/replacement) that is currently green but will clean up a treat. New pool fencing is also required to meet new standards but as mentioned I have discounted this home so that the new owner has heaps of room left in the budget to transform this home and still make some money. Extras include, security grills and doors fitted to the home, NBN connected, air-con to the master bedroom and a fenced back yard for pets. Location is paramount when buying real estate and this home sits in a sought after street surrounded by quality homes and overlooks a well-equipped local park. Walking trails and a bike way lead to public transport, shops and schools plus the Ipswich CBD is only a short 6 minute drive away. If you are looking for a project to profit from this has to be at the top of your list! All inspections can be arranged by contacting the Brassall expert Glenn Ball at First National Action Realty Ipswich Today.

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