

37 Nectar Circuit, Redbank Plains, Qld 4301

House For Sale

Sunday, 23 June 2024

NGU REAL ESTATE
Nestlé Group

37 Nectar Circuit, Redbank Plains, Qld 4301

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



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Offers Over \$649,000

This is an incredible opportunity for investors and here's why! This home has fantastic street appeal and it is totally established. It is of great size and has all the features a modern family could want in a four bedroom family home, located in the booming suburb of Redbank Plains and best of all it's only 4 years young and still under a full builders warranty. It features every modern convenience including a large and air conditioned family dining and lounge room, a modern kitchen with Caesarstone benchtops, dishwasher, electric oven and gas cooktop and the lounge area that opens onto a tiled alfresco area overlooking the fully fenced 420m² yard with enough space for kids and pets to run and play. The home features a second separate living area/media room, perfect for movie nights or as a quiet retreat from the other entertaining areas of the home, or as the perfect toy room for children to play in. It has four good sized built-in bedrooms all with ceiling fans. The master bedroom is air conditioned and also has a large set of built-in robes and a stunning ensuite, a centrally located main bathroom with walk-in shower and bath wet room, single vanity and a toilet located just outside. It is super low maintenance and is ready, willing and waiting for you to purchase. Being only four years old, this property represents a fantastic investment opportunity with great depreciation benefits for savvy investors. Currently tenanted with fantastic occupants paying \$550 per week, this property offers a steady income stream. The lease is set to expire on June 17, 2025, ensuring peace of mind and a secure investment. Ipswich City Council Rates: \$575 per quarter (subject to change) Water Charges: \$230 per quarter plus consumption (subject to change) Extras to this home include fans throughout, a mix of expansive tiled and carpeted areas, a large internal laundry with quick and easy access to the clothesline outside, brick and tile construction with rendered finish, a Colourbond roof, mains piped gas as well as gas hot water system and cooktop, NBN connected, security screened doors and fly screened windows. Conveniently located, this home is just 2 minutes from Eden's Village, 9 minutes from Orion Springfield Central, and 1 minute from Mountview Shopping Centre. Redbank Plains Town Square is 8 minutes away, while Ipswich Library in Redbank Plains is only 6 minutes away. For outdoor enthusiasts, the Redbank Plains Recreational Reserve is a short 7-minute drive. The area also boasts excellent educational facilities, including St Augustine's College (9 minutes), St Ann's Catholic School (5 minutes), Staines Memorial College (3 minutes), Redbank Plains State School (4 minutes), and Redbank Plains State High School (6 minutes). Opportunities like this don't come along everyday for investors. Be quick or be prepared to miss this great opportunity! Listing Agents: Steve & Corey Athanates 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.