

# 5 Nathan Close, Redbank Plains, Qld 4301

## House For Sale

Thursday, 11 July 2024



5 Nathan Close, Redbank Plains, Qld 4301

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 656 m2**

**Type: House**



Steve Athanates  
0414235933



Corey Athanates  
0413992959

## Offers Over \$729,000

This stunning four-bedroom family home is perfectly priced for either home owners looking to break into the market and for the savvy investor looking for their first or looking to increase their rental portfolio. The property is currently vacant, which is great news as it means you can pick your own tenant without the stress of having to inherit a tenant that you didn't pick and rent it out straight away for the current market value. We have a current rental appraisal of \$570 - \$580 per week. Ipswich Council Rates: \$664 per quarter (subject to change) Water Charges: \$222 per quarter plus consumption (subject to change) For those wanting to live in the home it will be move in ready for you and your family from settlement and then you would be moving into a fantastic family home that has been partially renovated. Offering brand new carpet and paint throughout, four large built-in bedrooms bedroom, two large and separate living areas with an air conditioner in the family/dining room as well as a brand new gorgeous ultra-modern kitchen complete with every modern convenience. The home boasts four extra-large bedrooms all with ceiling fans (one of the non-main bedrooms has an air conditioner), built-in robes, and all the non-master bedrooms are serviced by the large main bathroom with a separate shower and bath for those with small children. Of course, the oversized master bedroom which is positioned at the rear of the home boasts a large set of mirrored built-in robes, ceiling fan, access out to the alfresco and a stylish designer look ensuite. One of the biggest benefits of this amazing family home is that unlike most of the competition in that it has enough space for the potential for rear yard access to the level and fully fenced 656m<sup>2</sup> block. There is also a great sized garden shed already installed but there is room for a large shed or even room for a pool, the choice is completely yours. 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). There is nothing else on the market that even comes close to offering the same size, two separate living areas and exceptional value for money! So, if you have not been able to find the perfect investment or family home, then you can now stop, as you have just found it! Most importantly, this partially renovated family home has been priced to sell quickly with the owners considering offers over \$729,000. Call Steve Athanates or Corey Athanates to book your inspection today! 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.