

**6 Rogers Street, Brassall, Qld 4305**

**House For Sale**

Sunday, 23 June 2024

6 Rogers Street, Brassall, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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## Offers Over \$549,000

\* IMMACULATE HOME BUILT LATE-2020 BY HOMECORP CONSTRUCTIONS\* AIR-CONDITIONED LIVING/DINING SPACE OVERLOOKED BY KITCHEN\* MODERN KITCHEN WITH STONE BENCHTOPS AND ELECTRIC APPLIANCES\* THREE BEDROOMS, ALL WITH BUILT-IN ROBES AND FANS\* MASTER WITH A/C, WALK-THRU ROBE AND PRIVATE ENSUITE\* STUDY AREA/SMALL LIVING SPACE UPON ENTRY TO THE HOME\* MAIN BATHROOM WITH SHOWER-OVER-TUB, LAUNDRY LOCATED NEARBY\* REMOTE-CONTROLLED DOUBLE LOCK UP GARAGE\* SHORT DRIVE TO SCHOOLS, SHOPS, PARKLANDS, HIGHWAY ACCESS, IPSWICH CBD\* APPROX 40 MINS DRIVE TO BRISBANE OR CATCH THE TRAIN FROM IPSWICH\* CURRENTLY TENANTED UNTIL 12/08/24, VACANT POSSESSION AVAILABLE\* RENTAL APPRAISAL \$550PW UPON LEASE RENEWAL\* FULL TAX DEPRECIATION SCHEDULE AVAILABLE ON REQUEST

This stunning home was built at the end of 2020 and still presents as good as the day it was built, courtesy of the wonderful tenants treating the home as though it was their own. Whether you're looking to move in or add this great property to your investment portfolio, this is certainly one that you should add to your list. Your first step inside will be to the study tucked away at the front of the home, which could also double as a small living space or playroom for the kids if desired. The combined living and dining space is an excellent size and comes with split system air conditioning to keep you in climate controlled comfort. You'll find the kitchen that overlooks this space is wonderfully modern, with stone benchtops and electric appliances on offer, including a dishwasher. There are three bedrooms in total, all of which come with ceiling fans and built-in wardrobes for some much-welcomed storage space. The master bedroom also features split system air conditioning, along with a sizable walk-through wardrobe that leads to a stylish ensuite. Servicing the remainder of the home is the modern main bathroom, where you'll find a shower-over-tub arrangement and the laundry handily located just outside (not tucked away in the garage!) Stepping out from the main living space you'll find the covered outdoor entertaining area which should be plenty big enough for your outdoor setting, and a good amount of yard space for the four-legged family members (or small two-legged ones!) There's also parklands nearby within easy walking distance if you find yourself in need of a bit more space. Everything you need is close by, including MULTIPLE education options for the kids (public and private, primary and secondary - and even tertiary); shopping centres, those closest being Brassall Shopping Centre and Riverlink Shopping Centre; Ipswich CBD, where you'll find an endless list of specialty stores and professional services, including medical with both Ipswich General and St Andrew's Private Hospitals; and plenty of public transport options including rail access from Ipswich CBD. For those looking to commute to Brisbane, you can do so easily courtesy of access to the Warrego Highway being very close by which will take you to Brisbane CBD in as little as 40 minutes. There are currently tenants in place until mid-August, meaning vacant possession is available for those wanting to move in, and the rental appraisal for an prospective investors out there being up to \$550pw in the current market. Whether nesting or investing, this immaculately maintained and presented home will not disappoint. Contact us today to register your interest or book an inspection!