

**25/3 Broadleaf Parade, Redbank, Qld 4301**



**Townhouse For Sale**

Saturday, 29 June 2024

25/3 Broadleaf Parade, Redbank, Qld 4301

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 144 m2**

**Type: Townhouse**



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## Expression of Interest

Positioned within the 'Villas on Broadleaf' complex, this beautifully presented townhouse offers an excellent opportunity for a first home buyer, downsizer or investor looking for a set-and-forget option. Catering to the busy professional looking to be positioned in a central location, 25/3 Broadleaf Parade gives buyers the opportunity to secure a modern no fuss and functional home that is conveniently positioned with-in walking distance of numerous local amenities and recreational facilities. With some of the Western Corridor's best recreational facilities, shopping, and entertainment options right at your doorstep, this incredible opportunity offers, but is not limited to;

- 3 Beds. 2.5 Baths. 1 Cars. Open and Airy Living.
- C.2017. Ducted A/C. Premium Fixtures and Finishes.
- Low Maintenance. Care-Free.
- 30 Minutes to Brisbane CBD. 15 Minutes to Ipswich CBD
- Three sizeable bedrooms; including a large master suite with Balcony, BIR, fans and block out blinds. All remaining bedrooms with BIR, fans and block out blinds serviced by a second bathroom with bathtub, free-standing shower, floating vanity and separate toilet.
- No fuss and functional modern kitchen with granite stone benchtop, doubling as a breakfast bar. Well-appointed with European appliances including 4 burner electric cooktop, rangehood and electric oven, dishwasher, tiled splashback, and ample under/overhead pantry storage.
- Sizeable main living area with a Ducted A/C and fan that flows seamlessly through to the outdoor entertainment area.
- Ample storage options with a linen cupboard and built-ins throughout.
- Secured single car electric garage with ample visitor parking within the complex and on-street. parking.
- Ducted A/C
- Modern and Low Maintenance
- Premium Finishes and Fixtures
- NBN Fibre to the Premises
- Balcony with Views
- Fans and Block out Blinds Throughout
- Generous Storage Options
- Fenced and Secured Short Drive to:
- Town Square and Plaza Shopping Centre
- Kruger State School
- Redbank Plains State High School
- Eden Brewhouse
- Kruger Parade Shopping Centre
- Jane Verrall Park
- C&K Kruger Community Kindergarten
- Good Start Early Learning
- Little Learners Childcare
- Within 15min to:
- Orion Shopping Centre
- Robelle Lagoon and Park
- Springfield Central Train Station
- Mater Private Hospital
- University of Southern Queensland
- Future Public Hospital
- Brisbane Lions Reserve Stadium
- A multitude of private and public schools
- Ease of access to both the Ipswich Motorway and Centenary Highway. (M1, M2, M5, M7, M15)

With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth.

Expression of Interest, Closing Thursday the 18th of July 2024 at 5:00PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.