


51/15 Workshops St, Brassall, QLD, 4305

Place. 

Townhouse For Sale

Friday, 16 August 2024

51/15 Workshops St, Brassall, QLD, 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Convenient Community Living in a Tremendous Locale!!

You're going to love this one! Whether you're buying your first home or looking for an investment property, this versatile gem caters to all types of buyers.

On the ground floor, you'll find a comfortable air-conditioned lounge room, a spacious dining area, and a well-appointed kitchen complete with a built-in oven and dishwasher. There's also a convenient downstairs toilet and an internal laundry.

Upstairs, the master suite is a retreat in itself, featuring a walk-in robe, ensuite, study nook, and a private balcony—all fully air-conditioned for your comfort. The generously sized main bathroom includes a family-sized bath and a separate shower. The two additional bedrooms come with built-in robes and ceiling fans.

The complex stands out for its impeccable maintenance and welcoming community atmosphere. Residents enjoy the privacy of the complex, being fully gated, and access to the in-ground pool—perfect for relaxation or entertaining during warmer months. This unit is easily accessible as it is ideally located adjacent to the gate of the complex, allowing you to enter and leave the complex with minimal fuss. Furthermore, this unit also has prime access to the complex pool, being situated a mere stone's throw away.

PROPERTY FEATURES

****3 BEDROOMS, 2 BATHROOMS (MAIN + ENSUITE) AND SPACE FOR 2 CARS (ONE GARAGE SPACE + ONE EXTERNAL SPACE)**

****VERY CONVENIENT 3RD TOILET ON THE GROUND FLOOR**

****MAIN BEDROOM WITH WALK-IN ROBE AND ENSUITE + AIR CON + BALCONY + STUDY AREA**

**** BUILT-INS AND CEILING FANS IN ALL BEDROOMS**

**** MODERN KITCHEN + BUILT-IN OVEN & DISHWASHER**

**** EASY CARE TILES THROUGHOUT GROUND FLOOR**

**** OPEN LIVING/DINING AREA**

**** SECURITY SCREENS TO ALL DOORS AND WINDOWS**

**** WELL KEPT, FULLY GATED, FAMILY FRIENDLY COMPLEX + POOL (A STONE'S THROW AWAY FROM THE UNIT) & NUMEROUS VISITOR PARKS**

**** UNIT IDEALLY LOCATED WITHIN THE COMPLEX ENHANCING ACCESSIBILITY**

**** COMPLEX BUILT 2008**

**** FREE FROM FLOODING IN 2011 & 2022**

**** VACANT POSSESSION. READY TO MOVE IN OR RENT OUT.**

Current Market Rent - \$450 - \$460 Per WEEK

Council Rates - \$524 Per QTR (approx)

Urban Utilities - \$229 Per QTR (approx)

Body Corporate - \$1,058 Per QTR

LOCATION, LOCATION, LOCATION!!!

HAVE YOU HEARD OF BRASSALL? Brassall is a rapidly developing, family friendly suburb within the Ipswich City Council. With direct access to and from the Warrego Highway, the suburb is the epitome of convenience. Brassall has a population of 12,110 residents, with an average age of 31 years. The rental to ownership split in Brassall is evenly distributed with 51% of houses in the area being owner occupied. Locals enjoy easy access to local shopping amenities, public parks, the Queensland Museum Railway Workshops, and Brisbane Valley Rail Trail.

Disclaimer : Whilst every care is taken in the preparation of the information contained in this marketing, Place Karalee will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate.