

31/15 Workshops Street, Brassall, Qld 4305

Unit For Sale

Wednesday, 19 June 2024

31/15 Workshops Street, Brassall, Qld 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 143 m2

Type: Unit



Del Marschke
0401485304



Alex Sparrow
1300665134

Offers Over \$425,000

* FLOOD FREE TOWNHOUSE IN SECURE COMPLEX WITH ON-SITE MANAGER* COMPLETELY REPAINTED AND RECARPETED THROUGHOUT* MODERN AND AIR CONDITIONED LOUNGE/DINING/KITCHEN SPACE* KITCHEN WITH BRAND NEW STOVETOP, OVEN AND RANGEHOOD* THREE BEDROOMS WITH BUILT-IN ROBES, MASTER WITH ENSUITE & WALK-IN* LARGE FAMILY BATHROOM, THIRD TOILET AND LAUNDRY DOWNSTAIRS* VACANT AND READY TO MOVE IN* WALK TO BRASSALL SHOPPING CENTRE, SHORT DRIVE TO IPSWICH CBD* SCHOOLS, PARKLANDS, PUBLIC TRANSPORT ALL NEARBY* HIGHWAY ACCESS CLOSE BY - BRISBANE ~35 MINUTES BY CAR

This completely flood-free unit has undergone a complete transformation to get it ready for the market and is truly one of the best units in the 'Brassall Place' complex. With an on-site manager and plenty of amenities for residents, the complex itself certainly has plenty to offer for investors and residents alike, and being tucked away at the rear of the complex with no rear neighbour, here you are ensured both peace and privacy. Upon entry you are greeted by the tiled lounge room which comes with split system air conditioning and flows through to the dining room and adjoining kitchen. Here you will find a good amount of storage space including a large corner pantry, electric appliances including a brand new oven and stovetop, and a double-drawer Fisher & Paykel dishwasher. There's also access to the paved rear courtyard which is wonderfully private and shaded by mature trees, a space that's small enough to be low maintenance but large enough to satisfy those with a bit of a green thumb. All three bedrooms are located upstairs and are outstanding sizes indeed, with all of them equipped with ceiling fans and built-in wardrobes. The master bedroom sports a walk-thru wardrobe that leads to a stylish ensuite, as well as access to its own private balcony located at the front of the property. You will find that the modern bathroom that services the remaining bedrooms is a great size and comes with a separate bathtub and shower, with a third toilet and the laundry tucked away downstairs (very handy for guests!). Brassall Place is a gated community with an on-site manager and a code-activated pedestrian gate, affording residents an exceptional level of security. The communal swimming pool is a hit during those scorching summer months, and there is plenty of additional car parking at the front and throughout the complex for visitors. Along with all of the above this great townhouse also offers an incredibly convenient location with Brassall Shopping Centre, Club Lime health club and Sutton Park all just a couple minutes' walk from the front door. Ipswich State High School and Brassall Primary School nearby, as well as numerous other schooling options (public and private, primary and secondary) in and around Ipswich CBD, which is just a short drive away along with Riverlink Shopping Centre. This townhouse is simply perfect for those looking for a low-maintenance property with absolutely nothing to do, but would also be the perfect set-and-forget investment to add to any investment portfolio. Call today for further information or to register your interest!

ANNUAL Holding Costs: Rates: \$2,094pa investor including pay-on-time discount (would be cheaper for a homeowner) Urban Utilities - \$920pa plus water usage Admin Fund: \$2,762.50pa (current balance at 21/05/2024 - \$53,105) Sinking Fund: \$1,017.50pa (current balance at 21/05/2024 - \$276,962)