



## FOR SALE

### STUNNING FREEHOLD DUPLEX – WILL PAY FOR ITSELF IN NO TIME!

Rub your hands together investors, this one's for you! A new financial year means a few changes for the current owner and an opportunity for you to take advantage. With stable tenants in place, and a lease in place until January, this property is currently returning \$320 per week and the outgoings are minimal, with no body corporate fees, a flat block and established gardens.

#### Property Hallmarks:

- Three large bedrooms
- Over-sized master with ensuite and WIR
- Light filled living area
- Modern kitchen with stainless steel appliances
- Open dining area that flows out to al-fresco area
- Security screens throughout
- Water tank and side access to backyard
- Tiled throughout main areas, carpet in bedrooms
- Established gardens - low maintenance
- Single car lock-up garage with automatic roller door
- Laundry area at rear of garage with external access

#### Location & Infrastructure:

- 1 minute to M2 motorway
- 2 minutes to Denman Park
- 4 minutes to Brassall State School
- 5 minutes to Ipswich State High School
- 7 minutes to Riverlink Shopping Centre
- 9 minutes to Ipswich Railway Station
- 21 minutes to RAAF Amberley Base
- 35 minutes to Brisbane CBD
- 45 minutes to Brisbane Airport

Selling agent Jayson Edwards says "this is great entry level buying or another great addition to a savvy investor's portfolio. I'm excited to see where our buyer comes from and hopefully help them onto further success with their property journey."

3 BED | 2 BATH | 3 CAR

#### PRICE:

NEW PRICE: \$280,000-\$285,000

#### OPEN FOR INSPECTION:

N/A



**Jayson Edwards**

**0423763830**

[jaysonedwards@atrealty.com.au](mailto:jaysonedwards@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)