



SOLD

CONTRACT HAS FALLEN OVER DUE TO FINANCE / PRICE TO SELL

If location is important and you love entertaining this is the place for you!! The vendor of this 3 bedroom townhouse is looking for a sea change and is ready to sell!! The Brockwell Gardens Complex is one of the most sought after properties in Ipswich. This property is in a great location with close proximity to a bus stop and a short 5 minute walk to the East Ipswich train station, which is convenient for those relying on public transport. There is a Sports Club just across the road and a park with full BBQ facilities and a playground which is great for kid's birthday parties. This townhouse has great location and position with less than a 10 minute drive to Ipswich CBD, Booval and Riverlink Shopping Centres. Some well recognised schools are close by including Ipswich East State School, Bremer State High and Bundamba Secondary College, with a handful of potential Private School options such as Ipswich Girls Grammar and St Mary's College. As a added bonus the seller has supplied a full building and pest report at his cost done by a qualified builder & pest inspector and you will not disappointed in this report card.

Other features include:

- Air Conditioning in dining area
- Spacious bathroom and toilet upstairs
- Security screens to doors and windows
- 3 spacious bedrooms with built in robes
- Comfortable sized bedrooms with ceiling fans
- Main bedroom and second bedroom with reverse cycle air-conditioning
- Downstairs toilet and separate laundry which leads out to the court yard
- Fully equipped partly refurbished kitchen including dishwasher and gas cook-top/oven
- Single lock up remote garage plus designated parking space with additional visitor car park spaces
- Open plan living and dining which leads out to a huge covered entertainment area with timber flooring, drop down blinds, lighting, fans and heating

This townhouse is situated in a complex that has a friendly community, a large swimming pool, BBQ and grassed common areas, an onsite manager and gardens that are maintained by a professional gardener. Another great feature is the body corporate with very low fees which have remained that way for the last 10 years, and the added benefit of a healthy sinking fund. This home would suit a first home buyer, retiree or investor with excellent rental returns. For further

3 BED | 1 BATH | 1 CAR

PRICE:
\$259,000

OPEN FOR INSPECTION:
N/A



Robert Cox
0422841777
robertcox@atrealty.com.au
Tyme Real Estate