



**SOLD**

**"THE WAIT IS OVER"**

The vendor of this very well presented 3 bedroom townhouse which has been tastefully redecorated is moving on!! If you are looking for a home that has been fully decorated to a very high standard. In that case, this is the home for you, tile floors downstairs, the bathroom has had a makeover. It is now completed, timber blinds, air conditioning in all the main rooms, an outdoor entertainment area that you must see to believe and a beautiful courtyard with your garden and a side entry. This is perfect and this property you must inspect.

The Brockwell Gardens Complex is positioned across the street from a bus stop (convenient for those relying on public transport). The Sports Club is just across the road plus a park with full BBQ facilities, a playground that is great for kid's birthday parties, and a short 5-minute walk to East Ipswich train station. This townhouse has it all, location and position, less than a 10-minute drive to Ipswich CBD, Booval & Riverlink Shopping Centres. The property is within a short distance of Ipswich East State School, Bremer State High and Bundamba Secondary College, with a handful of potential Private School options such as Ipswich Girl Grammar and St Mary's College which are all well recognised.

Other features include:

- Open plan living and dining
- Air Conditioning in the 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 with reverse cycle air-conditioner
- Modern bathroom tiled and tastefully completed
- Fully equipped kitchen including dishwasher, gas cook-top/oven
- Downstairs toilet and separate laundry which leads out to the courtyard
- Solar panels with a large inverter, NBN connection, television dish on the roof for pay-TV
- Single lock up garage plus designated parking space with additional visitor car park spaces

This incredible townhouse is a part of a friendly community that includes a large swimming pool, BBQ, common grassed areas, and an onsite manager. A professional gardener maintains the gardens. With its central and private location, this townhouse overlooks the common grassed areas and has mountain views from the main bedrooms, a fantastic package for all to enjoy. This property has affordable corporate fees (with a healthy sinking fund). This home would suit a first

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$325,000

**OPEN FOR INSPECTION:**  
N/A



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