



# SOLD

## "IT'S ALL ABOUT THE ADDRESS "

The vendor of this well presented 2 bedroom townhouse which has been tastefully redecorated is moving on!! If you are looking for a home that has been fully repainted, new floor coverings, shutters for most windows and a immaculate courtyard with your own garden and a garden shed this is the property you must inspect. This property is Flood free which is most important when you are buying any real estate.

In real estate we talk about location this certainly ticks all the boxes The Brockwell Gardens Complex is positioned across the street from a bus-stop (convenient for those relying on public transport). The Sport Club is just across the road plus a park with full BBQ facilities and a playground which is great for 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 Sate 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 recognized.

Other features include:

- Open plan living and dining
- Air Conditioning in dining area
- Security screens to doors and windows
- 2 spacious bedrooms with built in robes
- Comfortable sized bedrooms with ceiling fans
- Modern bathroom tiled and tastefully completed
- Both Bedrooms have Revere Cycle Air Conditioning
- Fully equipped kitchen including , electric cook-top/oven
- Toilet and separate laundry which leads out to the court yard
- Single lock up garage with remote for easy entry to the premises
- designated parking space outside with additional visitor car park spaces

This incredible townhouse is a part of a friendly community that includes a large swimming pool, BBQ and grassed common areas, plus an onsite manager. The gardens are maintained by a professional gardener. This townhouse with its central and private location, is opposite the pool area a fantastic package for all to enjoy. This property has affordable body corporate fees with no increases in the last 10 years (with a healthy sinking fund of \$512,000 ). This home would suit a first home buyer, retiree or investor with excellent rental returns.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$300,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

46/1A Joyce Street, East Ipswich

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.