



**SOLD**

## YOU WILL NOT BE DISAPPOINTED.....

If location is important and you love entertaining ..... this is the place for you!! The vendor of this 3 bedroom townhouse on a 299m2 block, 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 be disappointed in this report card.

Other features include:

- One level, open space
- Spacious bathroom and toilet
- 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-conditioning
- Separate Laundry which goes outside to pagola area
- Solar Panels which will save you money on the electricity bills
- Single lock up 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 a very private outlook

This townhouse is situated in the back end of the complex Brockwell Gardens is know for 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 information on this fantastic property please contact Robert Cox Phone 0422 841777

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$369,000

**OPEN FOR INSPECTION:**  
N/A



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



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.

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