



SOLD

A PERFECT LIFESTYLE AND LOCATION

If location is important and you love entertaining this is the place for you!! The owners of this 3 bedroom 2 bathroom and single lock up garage townhouse on a 248m2 block are looking for a change and are ready to sell!! Brockwell Gardens is one of the most sought after complexes 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. and well recognized 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.

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 built-ins
- . Main bedroom with reverse cycle air-conditioning
- . Separate Laundry which goes outside to beautiful area
- . Single lock up garage plus designated parking space with additional visitor car park spaces
- . Open plan living and dining which leads out to a good size back yard with a very private outlook

This townhouse is situated in the middle of the complex Brockwell Gardens is know for its 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 to arrange an inspection so you don't miss out.

Disclaimer: In the preparation of this information, we have used our best endeavours to ensure

3 BED | 2 BATH | 1 CAR

PRICE:
\$359,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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.