

SOLD

THIS PROPERTY WILL NOT LAST LONG

If location is essential and convenience is high on your list, and you are not afraid of some hard work, this is the home for you. Ready to move into with so much potential. The seller of this two-bedroom townhouse has given us very clear instructions to sell this property. The Brockwell Gardens Complex is one of Ipswich's most sought-after properties. This property is in a great location with a bus stop just across the road and a short 5-minute walk to the East Ipswich train station, convenient for those relying on public transport. There is a Sports Club within a 5-minute walk from your unit, a park with full BBQ facilities, and a playground great for kids' birthday parties. This townhouse has a great location and position with less than a 10-minute drive to Ipswich CBD, Booval and Riverlink Shopping Centres. If education is important, we have that covered with well-recognised schools close to you. These include 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:

- Open-plan living and dining
- Air Conditioning in the dining area
- Security screens to doors and windows
- Two spacious bedrooms with built-in robes
- Air conditioning in the main bedroom, which is a plus
- The bathroom consists of a shower and a separate bathtub
- Fully equipped kitchen with plenty of cupboard space, gas cook-top/oven
- Downstairs toilet and separate laundry, which leads out to the garden area.
- This townhouse has a bonus which some don't have a private side entrance
- Single lock-up garage plus designated parking space with additional visitor car park spaces

This incredible townhouse is part of a friendly community with a large swimming pool, BBQ and common grassed areas, and an onsite manager. A professional gardener maintains the gardens. With its central and private location, this townhouse has mountain views from both bedrooms, a fantastic package for all to enjoy. This property has one of the best affordable body corporate fees (with a healthy sinking fund, one of the best in Ipswich). This home would suit a first-home buyer, retiree or investor with excellent rental returns. With all of these features, this property will only last a while and represents excellent value.

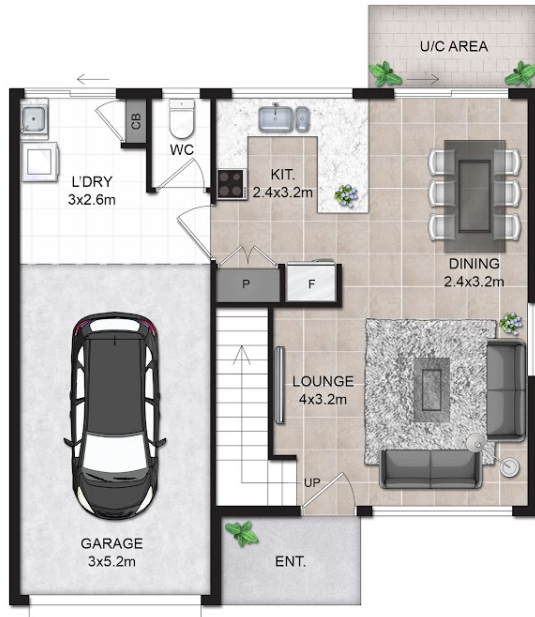
2 BED | 1 BATH | 1 CAR

PRICE:
\$295,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approx. Total Areas
Ground Floor: 52.8 Sqm
First Floor: 64.0 Sqm
Total Area: 117.0 Sqm

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.

60/1A 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.