

47/1A JOYCE STREET, EAST IPSWICH, QLD, 4305



**SOLD**

## SOLD BY ROBERT COX

The seller of this well maintained townhouse, featuring 2 bedrooms, one bathroom, a garage, your private courtyard, and a garden shed, is moving on! If you're in search of a place to call your own, look no further. This incredible property is situated in an ideal location, surrounded by schools, with easy access to trains and buses just a short walk from your home, and shopping centers conveniently nearby. The decision is crystal clear – seize this opportunity and make it yours. Furthermore, this property is flood-free, an essential consideration when buying real estate.

In real estate we talk about a location that 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 Sports Club is just across the road for a great meal 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 Centers. The property is within a short distance of Ipswich East State School, Bremer State High and Bundamba Secondary College are a short drive with a bus service nearby, with a handful of potential Private School options such as Ipswich Girls Grammar and St Mary's College, which are all well recognized.

Other features include:

- Solar Panels
- Open plan living and dining
- Comfortable sized bedrooms
- Air Conditioning in dining area
- Main Bedroom with air conditioning
- Security screens to doors and windows
- 2 spacious bedrooms with built in robes
- Full kitchen with plenty of bench spaces
- Separate laundry which leads out to the courtyard
- Good size bathroom tiled and tastefully completed
- Single lock up garage with own access for easy entry to the premises
- Designated parking space outside with additional visitor car park spaces

For investors, this property has been appraised for rental at \$330-\$360 per week.  
Rates: \$1852.00 / Per Year (Based on average subject to change)

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

**PRICE:**  
**\$349,500**

**OPEN FOR INSPECTION:**  
**N/A**



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FLOOR PLAN

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47/1a 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.