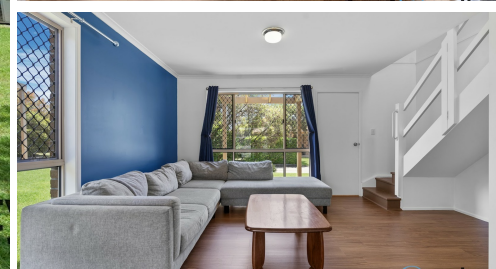


60/1A JOYCE STREET, EAST IPSWICH, QLD, 4305



**SOLD**

## SOLD BY ROBERT COX

If location is essential and convenience is high on your list, with all the work done, this is the townhouse for you. This complex has one of the best feedbacks with 70% being owners; it truly is a great place to live. The seller of this two-bedroom townhouse is moving on, and the instructions are clear 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:

- New timber look flooring
- Open-plan living and dining
- Solar panels saving you money
- 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
- Back yard a good size ample for a pagola to be built for that special dinner and enjoy many friends over.

For investors, this property has been appraised for rental at \$350-\$390 per week.  
Rates: \$1698.40 / Per Year (Based on average subject to change)  
Water: \$1100.00 / Per Year (Based on average subject to change)

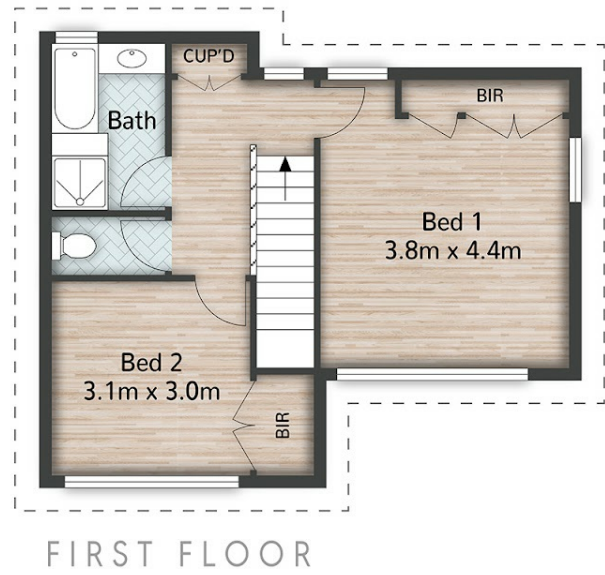
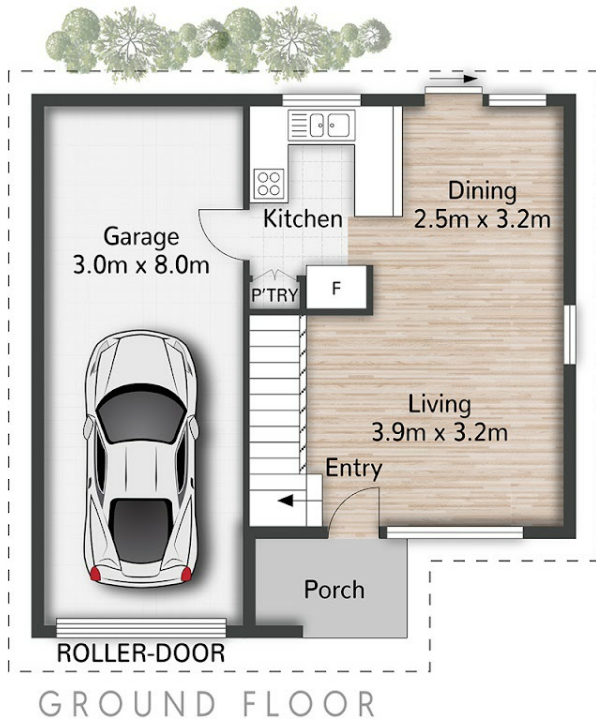
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$362,500

**OPEN FOR INSPECTION:**  
N/A



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Tyme Real Estate



60/1A Joyce Street EAST IPSWICH

@realty  
 2 | 1 | 1 | 105m | 317m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.