

# FOR SALE

## LOCATION CONVENIENCE: IT HAS IT ALL

The sellers of this well-maintained townhouse, featuring 2 bedrooms, one bathroom, a garage, your own private courtyard, with yard on the side and a garden shed, are 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 all 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 this 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
- Air Conditioning in lounge 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 \$350-\$385 per week.  
Rates: \$1852.00 / Per Year (Based on average subject to change)

2 BED | 1 BATH | 1 CAR

### PRICE:

Offers over \$399,000

### OPEN FOR INSPECTION:

N/A



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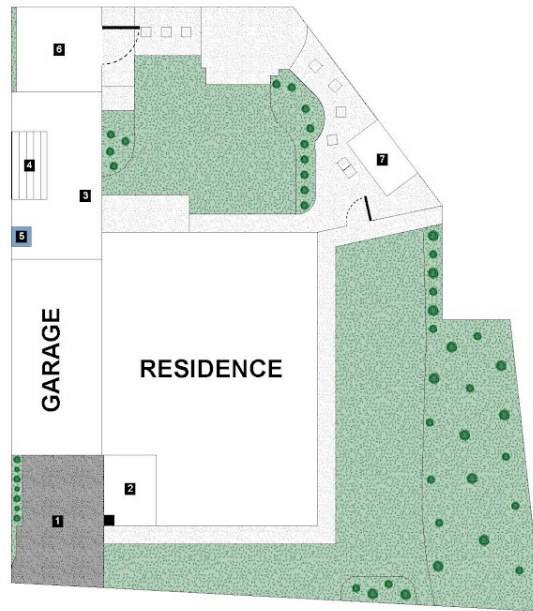
Tyme Real Estate

## Unit 56, 1A Joyce Street, East Ipswich

 2 Bed  1 Bath  1 Car



FLOOR PLAN

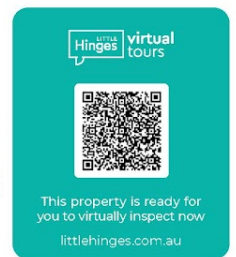


SITE PLAN

### LEGEND

1. Driveway
2. Porch
3. Patio
4. Clothes Line
5. Hot Water Tank
6. Shed
7. Nursery

Internal : 92m<sup>2</sup>



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All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.