

FOR SALE

THE FAMOUS BROCKWELL GARDENS

If location is important and you love entertaining this is the place for you. The owner of this 2-bedroom 1 bathroom and single lock up garage townhouse on a 129m2 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:

- Two level, open space
- Open plan living & dining area
- Security screens to doors and windows
- Comfortable sized bedrooms with built-ins
- Main bedroom fantastic size with great views
- Separate Laundry which goes outside to own courtyard
- Single lock up garage & designated parking space with additional visitor car park space
- This townhouse has added bonus it has a seperate side entrance which is very convenient

This townhouse is situated on the right-hand side of the complex Brockwell Gardens is known for its friendly community, pet friendly with 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 has only one increase in 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: Please note some photos have been digitally enhanced for advertising purposes. In the preparation of this information, we have used our best endeavours to ensure that the

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$399,000

OPEN FOR INSPECTION:

N/A

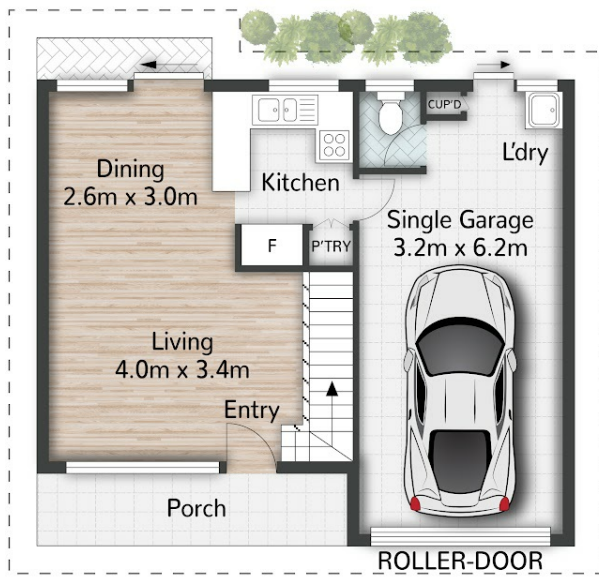


Robert Cox

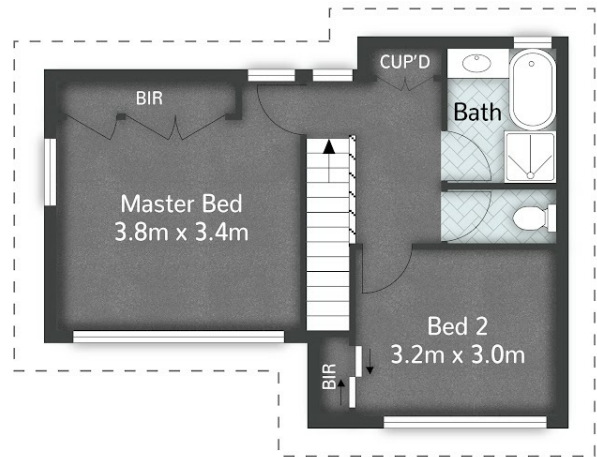
0422841777

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Tyme Real Estate



GROUND FLOOR



FIRST FLOOR

7/1A Joyce Street **EAST IPSWICH**

2 | 1 | 1 | 102m² | 129m²

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.