40/1A JOYCE STREET, EAST IPSWICH, QLD, 4305









SOLD

PRICE REDUCTION – WHAT AN OPPORTUNITY!

We've all experienced it that feeling of always wanting to live in a certain postcode, on a particular street, or in a home you've admired for years. But just as it hits the market, it disappears overnight, leaving you with a sense of missed opportunity. Well, here's your chance. We're offering a fantastic opportunity to move into Brockwell Gardens a highly sought-after complex known for its great location, low body corporate fees, and being one of the best-maintained communities around. This townhouse does need some work, but that just means you can put your own stamp on it and truly make it your own. Opportunities like this don't come around often don't miss it!

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 separate 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

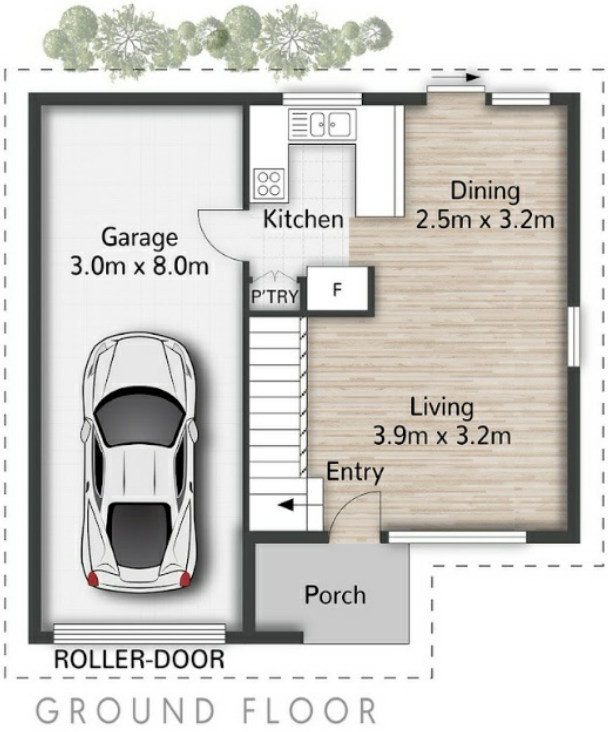
2 BED | 1 BATH | 1 CAR

PRICE:
$371,000

OPEN FOR INSPECTION:
N/A



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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.

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