



FOR SALE

PRICE REDUCTION!!

If location and entertaining are important to you, this is the place to call home!

The seller of this spacious three-bedroom townhouse has moved on and has given us clear instructions to sell. Located within the highly sought after Brockwell Gardens complex, this property offers convenience, lifestyle and excellent access to local amenities. A bus stop is nearby, while East Ipswich train station is just a five-minute walk away, perfect for those who rely on public transport.

If you enjoy heading out for a great meal, you'll love the convenience of having the local Sports Club directly across the road. It's perfect for an easy night out, a meal with family and friends, or simply enjoying the local community atmosphere right at your doorstep, as well as a nearby park featuring full barbecue facilities and a playground, ideal for children's birthday parties and family gatherings.

The townhouse is conveniently positioned less than a 10-minute drive from Ipswich CBD, Booval Shopping Centre and Riverlink Shopping Centre. If education is on your list, families will appreciate the close proximity to several well-regarded schools, including Ipswich East State School, Bremer State High School, Bundamba State Secondary College, St Mary's College and Ipswich Girls Grammar School. Offering space, convenience and a flood-free position for peace of mind, this property is the complete package.

Other features include:

- Air Conditioning in dining area
- Spacious bathroom and toilet upstairs
- Security screens to doors and windows
- 3 spacious bedrooms with built in robes
- Comfortable sized bedrooms with ceiling fans
- Main bedroom with reverse cycle air-conditioning
- Spacious upstairs bathroom with a shower and bathtub
- Downstairs toilet and separate laundry which leads out to the court yard
- Fully equipped kitchen including dishwasher and gas cook-top/oven and plenty of bench space
- Single lock up remote garage plus designated parking space with additional visitor car park spaces
- Open plan living and dining which leads out to a covered pagola which is perfect for entertaining or that Sunday coffee

3 BED | 1 BATH | 1 CAR

PRICE:
\$639,000

OPEN FOR INSPECTION:
Oct 3 at 10:30am - 11:00am



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 141m² |

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.