



**SOLD**

## PERFECT FAMILY HOME

Located in the heart of Brassall, this highest brick home on a quite Cul-De-Sac is yours for the taking. Set on a massive 647m<sup>2</sup> block, it is the ideal opportunity you've been looking for.

Featuring:

- 3 Bedrooms with Built in's
- 1 Bathroom
- Timber Floors
- Ceiling Fans
- Air Conditioning
- Entertainment area
- Fenced Backyard
- Currently tenanted at \$320 p/w

Downstairs will surprise any who inspect! The man cave has a built in bar, room for a pool table and has been outfitted by the current tenant as a casual lounge room. You can access the front yard from this area as well as to the back where you will find your undercover entertainment pergola. Great child friendly yard with room for toys, trampoline and cubby house, has shade, is secure and has second toilet in place for convenience.

Location is always an important factor when you purchase your home—this property offers the convenience of walk to everything! Shops, public transport and sporting facilities—all 5-10 minute walk. Short drive to the RAAF base at Amberley, direct access to the Warrego highway. With local Government initiatives and the Federal Government set to spend over \$1.5 Billion dollars on the RAAF base at Amberley over the next 20 years, investing in Ipswich now is paramount, so you will reap the awards in the future.

The Owner is serious and wants the property sold. This sort of opportunity is becoming increasing rare, so is not one to be missed.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$295,000

**OPEN FOR INSPECTION:**  
N/A



**Paul Urquhart**  
**0421956751**

propertyolutions@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)