

4 Julia Street, Brassall, Qld 4305

Sold House

Tuesday, 7 January 2025



4 Julia Street, Brassall, Qld 4305

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Steve Athanates

0414235933

\$742,000

If you are tired of looking at poorly presented and over-priced family homes then you must inspect this beautifully presented, feature packed and exceptional value for money family home in the highly sought after suburb of Brassall. This immaculately presented home has two separate air conditioned living areas (not one) plus double gate rear yard access and room to park your prized boat or caravan. There is nothing left to do but to add your own personal touches! This stunning family home is fully air conditioned and has four large built-in bedrooms, all of which offer fans and built-in robes (bedroom 2 also has a split system aircon). The master bedroom is your own private retreat with split system air conditioning, a stunning ensuite and a large walk-in robe. There are two large and separate air conditioned living areas. The large dining and living areas are separated by the striking modern family sized kitchen that boasts loads of bench and cupboard space, Caesar stone benchtops plus stainless steel appliances including a dishwasher. Leading off the air conditioned family room there is a generous 5.5 metre x 2.6 metre concreted stratco style pergola area that overlooks the manicured lawns of the fully fenced 656m² block. This large 656m² block is elevated above the road and already has double gate rear yard access with loads of room to build a shed or carport to park your prized caravan or boat. The extras list on this home is clearly extensive and includes three (3) split system air conditioners, two living areas not just one, fans throughout and a double remote garage. There is a totally separate laundry (not in the garage) with access out to the rear yard and a garden shed for storage. For all you investors out there this home has been rent appraised for \$560 to \$580 per week. Ipswich Council Rates: \$531 per quarter (subject to change) Water Charges: \$249 per quarter plus consumption (subject to change) If nothing else has been good enough then you must inspect this breathtaking family home before it is gone! The home is located on a manicured 656m² block in the highly sought after suburb of Brassall. This means you are surrounded by other quality homes and have easy access to the Warrego Highway to Brisbane or Toowoomba and just a short drive to the Brassall Shopping Centre, Riverlink Shopping Centre and Ipswich CBD with electric rail to Brisbane. Most importantly, the owners have priced this exceptional family home realistically to sell quickly at offers over \$699,000. Listing agent: Steve Athanates Call me for an exclusive private viewing. Don't be disappointed - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.