

**5 Niles Street, Brassall, QLD, 4305**



**House For Sale**

Tuesday, 26 November 2024

5 Niles Street, Brassall, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Paul Ku

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## Perfect Investment Opportunity

Backing onto the grounds of Brassall Primary, this spacious allotment on a quiet street with a solid, timber home ripe for rejuvenation will tick the boxes of most buyers.

This post-war house consists of 3 bedrooms (with simple built-ins), functional eat-in kitchen, lounge room and short hall to central tiled bathroom with toilet.

### Features:

- 3 bed 1 bath 3 car space
- Newly painted inside in the last 12 months
- Brand new stove-oven
- Hardwood floors throughout
- Single car accommodation plus storage and laundry facilities in the undercroft
- Solar system with 8 panels
- Fully fenced 868sqm block

Council rates: approx \$520 per qtr

Water rates: approx \$410 per qtr

Current tenanted at \$470 pw til Nov 2025

### Locality:

- Just moments from Ipswich High, Grammar and Adventist schools along with Brassall and Riverlink Shopping Centres, parks, bus transport and the C.B.D, the location is wonderful.

This will not last- enquire now to inspect and make an offer!

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