

Sold



13B Emerald Street, Brassall



LARGE FOUR BEDROOM FAMILY HOME IN THE ELITE SUBURB OF BRASSALL-INVESTORS DONT MISS OUT!!!

Large and spacious 4 bedroom family homes located in the Elite family friendly suburb of Brassall are always in high demand and this home will certainly be no exception and will definitely not disappoint. It is NEVER TOO LATE to invest but you will always BE SORRY IF YOU DON'T!

THE MANY FEATURES OF THIS HOME INCLUDE:

- 4 Spacious bedrooms all with brand new plush pile carpet, fresh paint, ceiling fans, security screens, and built in robes – main with Walk in robe, ensuite and air conditioned comfort
- Family room with new carpet, c/fan and security screens
- Enormous open plan kitchen, dining and living area with easy care tiled floor, ceiling fan, air conditioning, easy access to rear covered alfresco dining area and kitchen equipped with a dishwasher, electric oven and ceramic cook top, range hood and corner pantry
- Main bathroom to service the home comes complete with deep soak tub, separate large shower, and single vanity unit
- Laundry is located in the garage

🛏 4 🚿 2 🚿 2 📏 704 m2

Price	SOLD for \$470,000
Property Type	Residential
Property ID	510
Land Area	704 m2

Agent Details

Venita Daw – 0466 883 516

Office Details

Shield Management
3/76 Grange Road Eastern
Heights, QLD, 4305 Australia
(07) 3389 7177



- Double internal lock up garage with remote access
- Security screens to all doors and windows
- Brand new rollers blinds being installed on the 20.06.2022
- Rear fenced yard
- This property is located in a prime location and everything you need is within a short walk or drive. This property is within the school catchment for Brassall State School and Ipswich State High School.
- There are many fine dining options within a 5 -10 minute drive.
- Ipswich Council Rates: \$496 per quarter (subject to change)
- Water Charges: \$245 per quarter - plus consumption (subject to change)
- Rental Appraisal \$455-\$465/week

CALL ME NOW to arrange your private inspection also accepting ALL OFFERS IN WRITING NOW

DON'T DELAY on this one - the market is still moving quickly.....

Follow us on Facebook & Instagram.

COVID RESTRICTIONS: Due to the restrictions currently in place due to the Coronavirus outbreak, viewings for properties will be kept to a minimum. As per health regulations any persons entering any property are required to check in using the Qld App. We will be following the recommended social distancing protocols and ask that you do the same. Please make sure you always carry a mask, along with wearing one within the property as per restrictions as and when required. Shield Management apologizes for any inconveniences caused but is required to follow all government guidelines within the confines of the restrictions in place for the health and safety of all.

DISCLAIMER: Whilst Shield Management has taken every care in the preparation of the information contained in this advertisement so it is true and correct, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.