

17 Bremer St, Churchill, QLD 4305

Sold - \$470,000

House 2  1 



## ENTRY LEVEL PROPERTY.

PLEASE NOTE THIS HOME HAS A RESPECTFUL TENANT IN PLACE UNTIL THE 21/10/2025. If you are an owner occupier then please ensure you can wait until this time to move in.

**Open for Inspection**

By Appointment.

As an investor the tenants are paying a \$295.00 per week until 20/10/2025  
The lease start date was 17/10/2023.  
The last rental increase was 17/10/2024.  
The projected new rental return is appraised at \$420.00 to \$460.00 per week.  
ICC rates as an investor are approx. \$588.85 per quarter.

Secure your future in our expanding city! 17 Bremer Street provides 809m2 of flood free land with easy living on offer!

Your 2 bedroom, 1 bathroom home sits north facing in Churchill, only 3.6km from the Ipswich CBD and only 2.4km to the University of Southern Queensland, congratulations.

Side access to the fully fenced rear yard provides future expansion with ease, while your south facing large rear patio spans the width of the home, what will you do with this space? Build in under roof? Extend further? Please engage with our floor plan to work out how this space becomes your space!

Your Home:

- 2 large bedrooms with built-in robes.
- Open living & dining cooled by split AC, with connectivity from carport.
- Functional kitchen with ample bench space and electric stove.
- Original bathroom with shower over bath.
- Laundry connectivity to rear patio.
- Approx. 1990's build.
- Flood & service free block.
- Side access, granny flat?
- Walkthrough video available.
- Pre purchase Building and Pest report

### Listed By

Helene Shephard  
Phone: (07) 3281 3800  
Mobile: 0411 896 158

