

12 Cockrem St, Brassall, QLD 4305

Sold - 7/06/2021

House 3  1  1 



## Affordable Lowset Brick

Located within walking distance to both Ipswich State High School, Brassall Primary School and only a 2 minute drive to Brassall shopping centre you would have to think this is a great rental opportunity or an awesome entry level home. Being an ex housing commission home you know they are built tough and strong. With hardwood frames and solid timber floors you know these brick homes always stand the test of time. Rent appraised at \$300 per week makes a sound investment. The rear yard is fully secured and is pet friendly. You can drive right around the flood free home in your car or small truck. There are miles of room for a shed and pool this something that is getting more and more difficult to find these days. The home just needs a few cosmetic things like new floor coverings and a fresh coat of paint, throw in new blinds and you are all done. Keenly priced you will find it quite hard to find a home around the mid \$200's that is a flood free home in a quiet cul de sac and looks to be very structural. Normally around this price there can be major concerns with a home but not with this one. Call Darren Boettcher today to discuss this further.

### Open for Inspection

By Appointment.

### Features Include:

- . Very solid and well-built brick home elevated position
- . 3 really good sized bedrooms
- . Big weatherproof front patio/sitting area
- . Fully secured rear yard with vehicle access
- . Room for the 3 bay shed and pool
- . Original solid hardwood floors timber floors
- . Security Screens on all doors and windows for peace of mind
- . Open plan living with space to move about
- . Large Eat in Kitchen with Vinyl floors
- . Separate laundry with electric hot water system inside
- . Original bathroom
- . Close to high & primary schools, parks, day care & major shopping centre
- . Flood free big 640 m2 block situated in a cul de sac street
- . Rent appraised at \$300 per week after some minor cosmetic renovations
- . The seller is motivated to meet the market and wants to negotiate

### Listed By

Andrew Kenman

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