

**6 Royal Ct, Brassall, QLD 4305****Sold - \$390,000**

House 4 2 2

**BEAT THE RUSH - ANOTHER BRASSALL BEAUTY HITS THE MARKET**

- 4 BEDROOMS
- 2 BATHROOMS
- 2 CAR GARAGE
- AIR-CONDITIONING
- WATER TANK
- FULLY FENCED GENEROUS SIZED BLOCK
- QUIET CUL-DE-SAC

**Open for Inspection**

By Appointment.

We have done it again! We are bracing ourselves for the onslaught of buyers for this one.

This gorgeous low set brick home is in the perfect location, with quality mainly owner-occupied homes surrounding it, in a quiet cul-de-sac where people have pride in their suburb and property values hold their own.

This property is one of the rare homes with tenants in place, who treat the property as if it was their own, they are meticulous in their presentation and are an absolute joy to work with, the tenancy agreement is long standing with the current agreement running through to the end of November, paying \$360 a week at the moment, they would love to stay on and look after the next owners investment, if this was an option.

With four generous bedrooms on offer, the master being larger than normal with enough room to accommodate the largest of furniture with the added convenience of a great sized ensuite and walk-in robe, the master bedroom is located at the front of the house well away from the rest of the living areas and remaining bedrooms, ensuring complete privacy and peace.

The kids and your guests will be delighted with their ample sized bedrooms all with built-in wardrobes and another bathroom and separate toilet.

The main living area is open plan with the dining and lounge combined, a beautifully light filled room with extra large windows allowing great air flow and natural light. The kitchen is functional and is a great size with plenty of cupboard and bench space, all in the latest colour palette. This family sized living area is serviced by a huge air-conditioning unit keeping you warm in winter and cool in summer.

From the inside, step outside to your private back deck area, perfect to set up your barbeque, ready for the summer months just around the corner.

The yard is a fantastic size, all fully fenced with potential for a large garden shed, extra entertaining area, or possibly a pool, the possibilities are endless.

Brassall is one of Ipswich's favourite suburbs for living in, with an abundance of amenities at your doorstep, public transport a breeze and the gateway to major highways heading to Toowoomba and Brisbane, what is not to love?

Don't be disappointed, don't miss out on this one, give Glenn Ball from First National Action Realty a call for your inspection.

**Listed By**

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