

20 Swallowtail St, Rosewood, QLD 4340

Sold - \$491,500

House 3  2  2 



## BRAND NEW AND READY RIGHT NOW.

Built in 2023 this exceptional brand-new turn key home is move in ready.

QBCC structural warranty of 6 years in place.

Low set, immaculate design and brick construction presents a modern easy lifestyle. Congratulations.

Please view the floor plan to know how this new space will be your new place.

I welcome your call to meet you here at a time to suit you to secure your future.

Walk 1.5 km to the Rosewood Electric Rail for a direct commute to the CBD of Ipswich and CBD of Brisbane.

### COME INSIDE:

- LIGHT FILLED, OPEN PLAN LIVING. PERFECTLY AIR-CONDITIONED.
- MODERN SPACIOUS KITCHEN. FAMILY SIZED PANTRY AND DISHWASHER.
- FAMILY BATHROOM COMPLETE WITH BATH AND SEPARATE SHOWER.
- 3 TRUE BEDROOMS ALL WITH CEILING FANS, CARPETS AND BUILT- IN ROBES.
- MAIN BEDROOM PRESENTS WITH COOL LIVING AC PLUS, ENSUITE AND WALK-IN ROBE.
- ALFRESCO LIVING, ALL UNDERCOVER AND OH SO PRIVATE.
- 2 CAR REMOTE LOCK UP GARAGE. SECURE INTERNAL ACCESS.

### INVESTOR ALERT:

- The rental market indicates that your property is estimated to secure a rental income of between \$450 - \$470 per week.
- Ipswich City Council Rates are approx. \$496.10 per quarter as an investor.
- Urban Utilities Charge - Approx. \$309.39 per quarter.
- QBCC structural warranty of 6 years.
- Unlock your strong depreciation opportunity.

### Listed By

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Open for Inspection

By Appointment.

