

21/47 Gladstone Road, SADLIERS CROSSING, QLD 4305

SOLD BY NICK KNAUSEDER

\$400/WEEK RENT, 2X AIR CONDITIONERS, 3X COVERED DECKS, 2 BATHROOMS
+ 3 TOILETS

This modern townhouse features air-conditioning, great internal and external living areas, 3 carpeted bedrooms, large kitchen with stone benchtops, 2 well-appointed bathrooms + 3rd toilet / powder room, discreet European laundry, and lockup garage.

This is the one you have been waiting for, do not miss out!

Investors:

- Tenant in place paying \$400/week
- Rental Appraisal \$420/week

Downstairs Property Features:

- Air-conditioned, open-plan living / kitchen / dining with ceiling fan and direct external

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P100909

SALE DETAILS

**SOLD BY NICK
KNAUSEDER**

CONTACT DETAILS

Ipswich
8 Downs Street
North Ipswich, QLD
07 3201 3600

Nick Knauseder
0422 904 007

access to back patio

- Large horseshoe kitchen with breakfast bar, stone benchtops and tiled splashbacks
- Kitchen appliances include a stainless dishwasher, stainless built-in oven, electric cooktop and stainless steel retractable rangehood
- Discreet European laundry with additional storage space
- 3rd toilet / powder room
- Covered back deck with stainless steel ceiling fan
- Single lockup remote-controlled garage
- Security screens on doors

Upstairs Property Features:

- 3 carpeted bedrooms all with built-in wardrobes and ceiling fans; 2nd bedroom has a private covered deck with leafy outlook +external ceiling fan
- Master bedroom features air-conditioning, mirrored built-in wardrobes and a spacious ensuite with large glass screen shower and ceiling exhaust / heater
- Well-appointed main bathroom with combined bath / shower and ceiling exhaust / heater

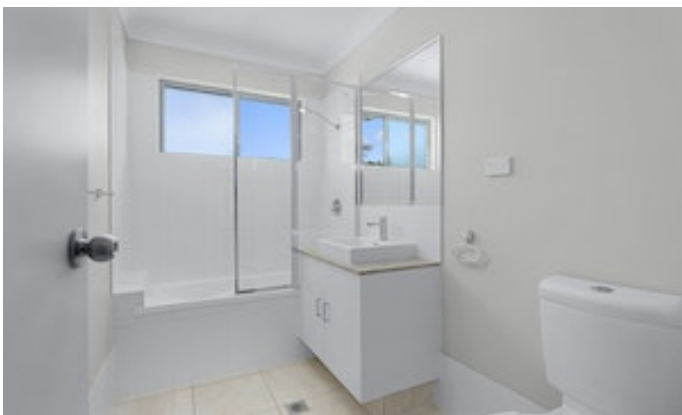
Area Details:

- Close to Local Parks / Greenspace
- Walking distance to Train Station
- Walking distance to Blair State School
- 5 minutes* to Woolworths Brassall
- 5 minutes* to Ipswich Hospital
- 7 minutes* to USQ Ipswich

Please contact Nick Knauseder on 0422 904 007 to arrange your inspection.

Approximate*

- Land Area 145.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage





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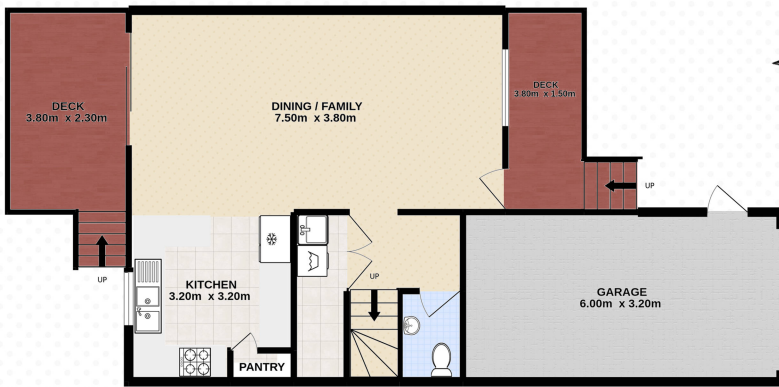


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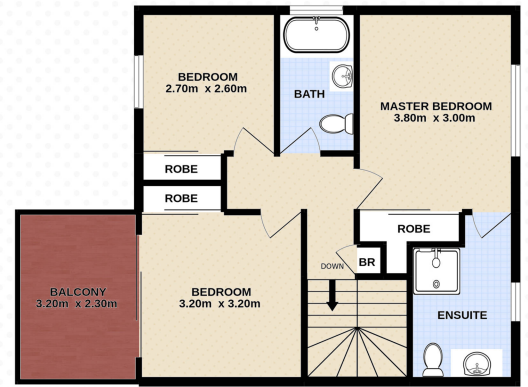
Nick Knauseder | 0422 904 007

Total approx floor area 154m² (including covered external areas)

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.