



## 40 Briggs Road, RACEVIEW, QLD 4305

### Family Home in Raceview!

WANT TO APPLY FOR THIS PROPERTY? Please refer to the bottom of this ad for further details.

Ladies and Gentlemen welcome to 40 Briggs Road!

This well positioned home offers comfort, space, and practicality, featuring three bedrooms all equipped with built-in wardrobes and ceiling fans. The master bedroom includes a mirrored built-in wardrobe, private ensuite, and air-conditioning for added comfort.

Designed for easy living, the home offers separate living and dining areas, with the dining room also air-conditioned to ensure year-round climate control, whilst the kitchen provides ample storage.

Outside, a fully fenced backyard offers a safe space for children or pets to enjoy, while a secure single lock-up garage with internal access adds convenience and peace of mind.

**TYPE:** For Rent

**INTERNET ID:** 300P186247

#### RENTAL DETAILS

**Rent / Lease:**

**\$550 pw**

#### CONTACT DETAILS

**Ipswich**

8 Downs Street  
North Ipswich, QLD  
07 3201 3600

**Jillian Cooney**

#### Features Include:

- Three generous bedrooms, all with built-in wardrobes and fans
- Master bedroom complete with private ensuite, mirrored built in and aircon
- Separate living and dining areas for added space and flexibility. Separate toilet
- Air-conditioned dining room for year-round comfort
- Kitchen with ample storage and includes dishwasher
- Fully fenced backyard â## ideal for kids or pets
- Secure single lock-up garage with internal access to house

#### Location:

- \* 6 minutes to Booval Shopping Centre
- \* 9 minutes to Riverlink Shopping Centre
- \* 3 minutes to Bremer State High School
- \* 3 minutes University of Southern Queensland
- \* 4 minutes to Bethany Lutheran Primary School
- \* 5 minutes to Raceview State School
- \* 2 minutes to Limestone Park
- \* 2 minutes to Ipswich Show Grounds
- \* 6 minutes to Queens Park
- \* 6 minutes to Cunningham Highway
- \* 12 minutes to Centenary Highway

#### HOW TO APPLY:

1. Book an inspection online or contact us to schedule a viewing.
2. Once you attend the inspection, you'll be able to apply for the property via 2Apply.

Each applicant aged 18+ must submit a completed application and provide two documents from each category:

Identification (to be sighted unless consent given):

- Driver's licence, Passport, Birth certificate, Medicare card, or Age card

Income Verification:

- Two recent payslips, Centrelink income statement, employment offer/contract, or proof of savings/assets

Tenancy Suitability:

- Rental reference, tenancy ledger, or reference letters

Please include current and previous addresses and property manager/owner contact

details (if applicable).

If you're unable to attend an inspection in person, contact our office on (07) 3201 3600 or email us to discuss alternative arrangements.

Other features: Close to Schools, Close to Shops, Close to Transport

- This property is: Unfurnished
- Pets: No
- Available on: 27/10/25
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite







