



18 Brightwood Place, FERNVALE, QLD 4306

Spacious Family Living in Quiet Cul-de-sac

Positioned at the end of a cul-de-sac, this 2009-built 4-bedroom family home offers the perfect blend of comfort, style, and functionality. Sitting on 801m² block and showcasing 3x air-conditioners, multiple ample indoor and outdoor living spaces, covered outdoor entertaining area, kitchen with peninsular bench & breakfast bar, fully equipped main bathroom + ensuite, built-in wardrobes, Ceiling fans, remote-control double lockup garage - this property ticks all the boxes.

This is the one you've been waiting for - enquire today to secure your interest.

General Information:

- Occupancy: YES Tenants (Current Lease till March 2027)
- Rental return: \$600 per week
- Orientation: Northern Facing (approx.)
- Land Size: 801m²
- Construction: Brick

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: For Sale

INTERNET ID: 300P194579

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

Ipswich

8 Downs Street
North Ipswich, QLD
07 3201 3600

Paul Lunin

0439 047 659

- Roof type: Tile
- Build year: 2009 (approx.)
- Hot Water System: Electric
- Cooktop: Electric
- Fencing: Fully fenced back yard
- Screens: Security screens on all windows & doors
- Smoke Alarms: Compliant
- Safety Switch: Compliant
- Air-conditioning: 3x split-system A/C's
- Water tank with electric water pump

Property Features:

- Well-sized, lounge room with AC unit; carpeted floor
- Kitchen with Peninsular breakfast bar, built-in stainless-steel oven with electric cooktop and stainless-steel rangehood, easy-clean splashback, stainless-steel dishwasher, large fridge space + sizeable pantry & a variety of preparation & storage spaces; tiled floor
- Openly adjacent to the kitchen is the air-conditioned family/dining room with direct access to alfresco via glass sliding door;
- 4 well-sized bedrooms; all with built-in wardrobes and stainless-steel ceiling fans; master bedroom features a walk-in wardrobe & an ensuite with glass screen shower, ceiling exhaust / heater, toilet and sizeable vanity
- Well-appointed bathroom with glass-screen shower and bath tub, ceiling exhaust, separate toilet
- Laundry Located in garage with convenient external access
- Double lock up remote-controlled garage with convenient internal access
- Covered alfresco with exposed concrete finish; directly accessible from the heart of the home

Area Details:

- Walking distance to local parks / greenspace
- Close to Childcare Services
- 2 minutes* to Woolworths, Mitre 10, Dentist, Dining + more
- 4 minutes* to Fernvale State School
- 25 minutes* to RAAF Amberley Base
- 24 minutes* to USQ Ipswich Campus
- 30 minutes* to UQ Gatton Campus
- 59 minutes* to Brisbane Airport

Please contact Paul Lunin on 0439 047 659 to arrange your inspection.

Other features: Openable Windows

- Land Area 801.00 square metres
- Building Area: 150.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage



