



28/15 Workshops Street, Brassall

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## Smart, Low-Maintenance Living in Secure Brassall Community

Nestled in a secure gated community, this low-set villa offers comfort, convenience and easy-care living in one of Brassall's most accessible pockets. Thoughtfully updated and owner-occupied, it presents an outstanding opportunity for first-home buyers, downsizers or savvy investors.

Enjoy modern updates, private outdoor space, and access to resort-style complex facilities - all just a short walk to Brassall Shopping Centre.

### Top 5 Features:

1. New flooring (2022) plus updated toilet and shower head.
2. Two split-system air-conditioners for year-round comfort.
3. Master bedroom retreat with ensuite, built-in robe & ceiling fan.
4. Secure gated community with pool, BBQ area & playground.
5. 6-minute walk to Brassall Shopping Centre.

Designed for modern lifestyles, this well-maintained villa delivers a practical and flowing layout. The light-filled open-plan living and dining area is tiled for easy care and complemented by split-system air-conditioning and a ceiling fan, ensuring comfort through every season.

**FOR SALE**  
UNDER CONTRACT BY LEAH & ALAN

### VIEW

By Appointment

### AGENTS

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Alan Gu  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The contemporary kitchen features generous cabinetry, dishwasher, island bench and gas hot water - ideal for everyday living and effortless meal preparation.

The master bedroom provides a peaceful retreat with air-conditioning, built-in robe, ceiling fan and private ensuite. A second well-proportioned bedroom is serviced by the main bathroom, complete with bathtub and separate shower - perfect for guests or shared living.

Step outside to your private, fully fenced courtyard - a low-maintenance space ideal for quiet moments, pets, or relaxed entertaining.

Additional features include:

- Secure single lock-up garage
- Driveway parking for added convenience
- Gas hot water system
- Roofing recently checked
- Annual termite treatment within the complex
- Onsite management
- Owner-occupied home

Residents of this secure gated community enjoy access to a swimming pool, BBQ area and playground - offering lifestyle appeal without the maintenance.

Positioned in a prime Brassall location, this home is within walking distance to shops, parks, schools and sporting facilities. Brassall Shopping Centre is just moments away with supermarkets, cafes and essential services. Public transport is easily accessible, and the Warrego Highway is only minutes away for convenient travel to Brisbane, Gatton or Toowoomba.

Move-in ready and superbly located, this is secure, low-maintenance living at its best.

Contact Leah Li or Alan Gu today to arrange your inspection.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 60 625 175 849 / 21 107 068 020

## MORE DETAILS

Property ID B42DF4R  
Property Type Townhouse  
Including Air Conditioning  
Pool  
Courtyard  
Dishwasher

### Leah Li 0466 999 258

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### Alan Gu 0430 376 232

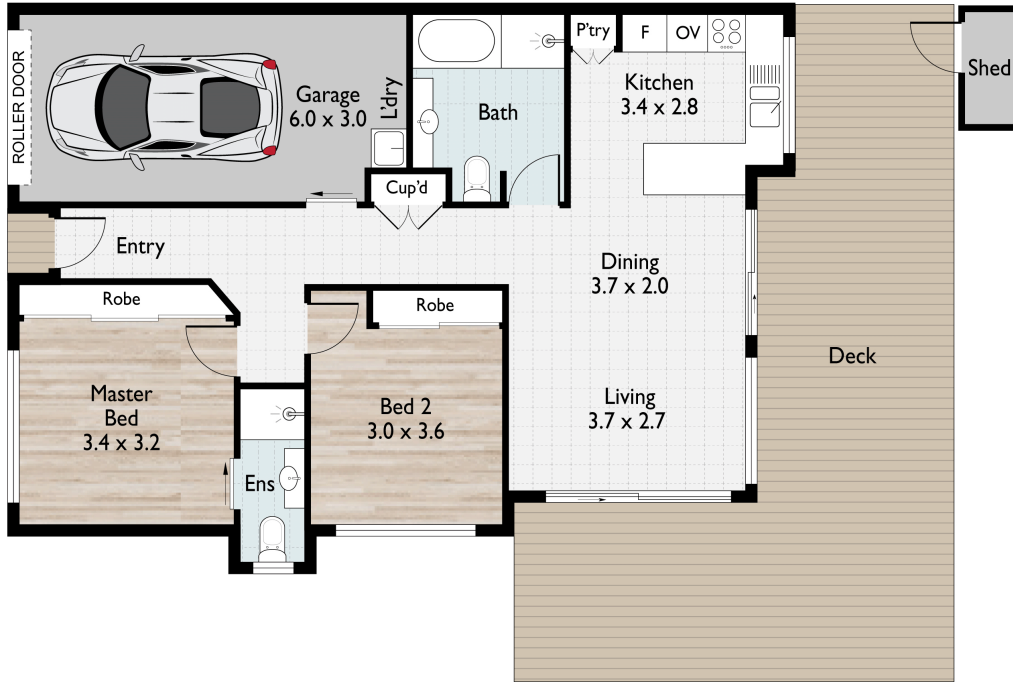
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2 2 1 125sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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