

## Redbank Plains, 27 Walter Williams Crescent

### Tranquil Living at 27 Walter Williams Crescent

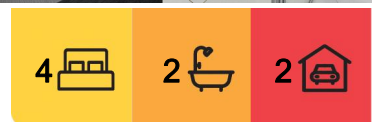
Welcome to 27 Walter Williams Crescent, Redbank Plains! Nestled in a tranquil crescent with serene bushland at the back, this immaculate property promises a blend of peace and modern living. Perfect for first-time buyers or savvy investors, this residence offers a comfortable and contemporary lifestyle in a highly sought-after locale.

Featuring four spacious bedrooms and two bathrooms, including a master suite with an ensuite, this home is designed for family living. The open-plan layout ensures a seamless flow between the living, dining, and kitchen areas, ideal for both entertaining guests and enjoying cozy family moments. The well-appointed kitchen boasts ample storage, sleek stone countertops, and modern appliances, making it a chef's delight.

One of the standout features of this property is the two separate living areas, offering versatile spaces for relaxation, entertainment, or work. The main living area is equipped



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**For Sale**  
Offers Over \$599,000

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**Contact**  
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1300 360 388

with reverse cycle air conditioning, ensuring comfort throughout the year.

Outside, the property includes a double garage for secure parking and storage, along with a generously sized backyard perfect for outdoor activities and relaxation. With a land size of 316m<sup>2</sup>, the yard provides ample space without the burden of extensive maintenance.

Located in a family-friendly neighborhood, residents of Walter Williams Crescent enjoy easy access to local parks, schools, shopping centers, and public transport. The community is known for its high quality of life and convenient amenities, making it an ideal place to call home.

#### PROPERTY FEATURES:

- Open-plan kitchen, lounge, and dining area
- Modern kitchen with quality fixtures, stone countertops, and ample storage
- Two living areas with reverse cycle air conditioning and ceiling fans
- Versatile lounge for flexible living options
- Master bedroom retreat with ceiling fan, walk-in robe, and ensuite
- Three generously sized bedrooms with ceiling fans, built-in storage, and plush carpeting
- Family bathroom with a separate toilet for added convenience
- Security screens on all windows and doors for enhanced security
- Tiled flooring throughout for easy maintenance
- Fully fenced yard ensuring privacy and security
- Built in 2014 on a 316m<sup>2</sup> block

#### FOR INVESTORS:

- Rental Appraisal: \$530 per week
- Current Rental Lease: \$500 per week
- Lease Ending: September 2024
- Ipswich City Council Rates: \$607 per quarter approx.
- Water Rates: \$375 per quarter approx.

#### LOCATION:

- 3 minutes to Redbank Plains State School
- 3 minutes to Redbank Plains State High School
- 5 minutes to the local shopping center and Park Lane, Redbank Plains
- Close proximity to essential amenities, including childcare and family health centers
- Easy access to transportation, with Redbank Railway Station just a 12-minute drive away

Don't miss out on the opportunity to secure this perfect blend of tranquility and convenience. Contact Aaron Riding now at 0428 819 037 whether you're a first-time buyer or looking to expand your investment portfolio, 27 Walter Williams Crescent offers everything you need for a comfortable and modern lifestyle.

#### Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the



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time the photographs are taken and any prospective buyer should inspect the property.

## More About this Property

<b>Property ID</b>	1YBQHGS
<b>Property Type</b>	House
<b>House Size</b>	132 m <sup>2</sup>
<b>Land Area</b>	316 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

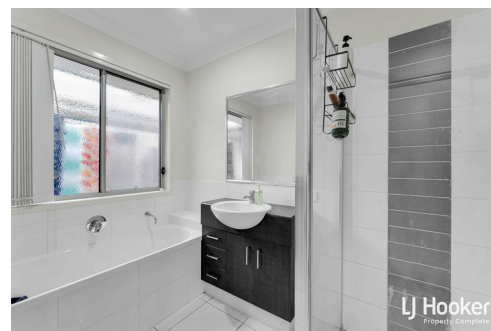
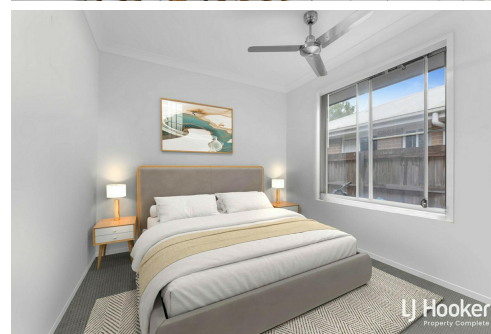
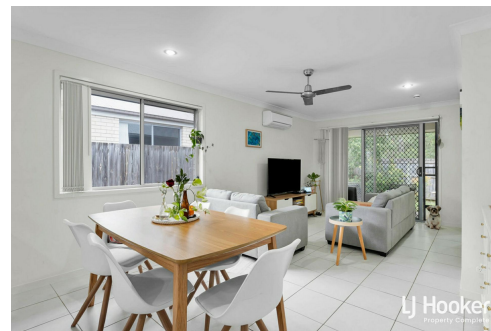
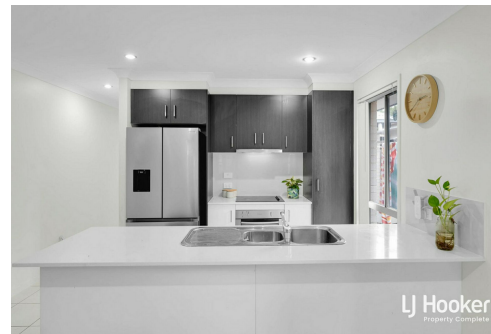
**Cody Howard 0428 445 155**

Sales Consultant | [choward@ljhcomplete.com.au](mailto:choward@ljhcomplete.com.au)

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27 Walter Williams Cres, Redbank Plains



4 | 2 | 2 | 132 Sqm |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown



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