



# CROWNE

REAL ESTATE



## 1&2/26 Melville Drive Brassall QLD

4 3 2

Don't miss this opportunity to purchase a great investment with two rental incomes or alternatively live in one and rent the other or combine two families in the perfect dual living arrangement.

Located in the most convenient location in the heart of Brassall these units have great street appeal, are situated on a compact 450m<sup>2</sup> block so they really feel like a small home.

Unit 1 is the larger unit and boasts three bedrooms, open plan, air conditioned living with a practical kitchen, dining and lounge area that are tiled throughout. The kitchen is a good size with plenty of bench and cupboard space, ceramic cooktop, stainless steel dishwasher and oven. The island bench doubles as a breakfast bar.

The three bedrooms are all carpeted with built in robes and

**Price** : \$ 595,000  
**Land Size** : 450 sqm  
**View** : <https://www.crownerealestate.com.au/6980506>



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## 26 Melville Drive, BRASSALL



4 | 3 | 2 | 450m<sup>2</sup>

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Total approx floor area 197m<sup>2</sup> (including covered external areas)



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.