

**1 & 2/22 Christine Street, North Booval, Qld 4304**



**Sold House**

Monday, 14 August 2023

1 & 2/22 Christine Street, North Booval, Qld 4304

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 893 m2**

**Type: House**



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**\$557,500**

Set yourself up for life with this rare opportunity to invest your money wisely for the future. These fantastic units give you the ability to do just that – live in one and rent out the other - you can choose your neighbour! Practically designed from front to back, each are mirror image and feature: \* Two generous sized bedrooms, the spacious Master bedroom offers 'his and her' built-in robes, ceiling fans and is semi-ensuited. Bedroom 2 features large built-in robe. \* The bathroom offers a modern vanity separate bath surprisingly large shower. The laundry is ideally located within close proximity and allows direct access outdoors to the clothes line. \* The large open plan living area is air conditioned and flows onto the expansive outdoor entertaining which in turn overlooks the low maintenance fully fenced yard. The kitchen provides plenty of bench and cupboard space, pantry, electric oven and cooktop as well as a large space for the fridge. \* Each duplex provides single car accommodation with a side gate allowing access to the rear of the property along with an additional car parking space plus a large front yard which is ideal for those wishing to store a caravan or boat. \* Unit 1 has just been freshly painted with new carpet installed and is rent appraised at \$340-\$360/week \* Unit 2 is currently tenanted to excellent long-term tenants for \$310/week with a current lease end date of 21/10.2023. Features of each sure to impress: • No Body Corporate Fess – SAVE \$\$\$ • Open plan living with air-conditioning • Covered outdoor patio overlooking large private backyard • Security screens for peace of mind • Great storage throughout the home • Fully fenced and low maintenance yards • Garden shed Set in a quiet, well established pocket of North Booval, these 2 bedroom units are only a stones throw from everything you need including, Booval Shopping Centre, childcare centre, quality schools for the kids, , gym, fast food take away, service station, dental clinic, post office, butcher, football grounds, parklands, various public transport and only 2 mins from the Warrego Highway for easy access to Brisbane & Toowoomba. The best part – you can now own these fantastic properties at a price you can actually afford! This feature packed property has been priced to sell quickly at Offers Over \$579,000 - so be quick it will be gone. Please call Geoff Paulsen & Ally Briscoe for your welcomed inspection. DISCLAIMER: Crowne Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.