

# 10 Heit Court, North Booval, Qld 4304



## Sold House

Friday, 10 November 2023

10 Heit Court, North Booval, Qld 4304

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



Infinity Property Solutions

**\$521,000**

Welcome to 10 Heit Court, North Booval This is an excellent opportunity to enter the market or add to your property portfolio. You won't find a more diverse layout and design, open and airy 181 sqm of space, with 3 excellent size living areas, good yard with side access (can be made double) and all nestled in a quiet Cul de sac Lets have a look..Master bedroom is generous in size with a great ensuite and walk in robe and is nestled at the rear of the home. There are two bedrooms located at the front of the property that are both generous in size and the fourth bedroom is located by the main bathroom. Perfect for a home office/study or play room or another bedroom, great size too!The kitchen is nestled in the heart of the home and offers modern design, with Gas Cooktop and Dishwasher Separate large formal carpeted Lounge which can easily be made into a media room, it offers sliding doors onto the covered entertainment area This property also offers a Tiled family and Dining areas with split AC, a glass slider off the family area leads to the outside area Separate internal laundry with storage, the has direct access to outside All Bedrooms have built-ins and fans and security screens, all glass sliders have security screens also Add to all this, a double remote garage, Water tank. fenced yard and I think all your boxes will be ticked, now lets look at the location and lifestyle your going to have Location...(approx)- 160m to Keith Pennell Park- 1.1km to the local bus stop- 2.4km to Booval Fair Shopping Centre- 1.6km Ipswich estate school - 3.1kn Bundamba Secondary college - 2.2km To Train station- 3.3kn To Tafe QLD The Area Ipswich is centrally located in the booming South East Queensland region of Australia. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is ideally positioned on the national road network - 40 minutes drive from Brisbane, an hours drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports. Ipswich comprises an area of 1090 square km and has a population of 210,000 people. Ipswich enjoys a subtropical climate and is a safe, friendly and multicultural city. Residents come from 163 different countries, speaking 152 languages. With great parks and the Bremmer River to enjoy, Excellent transport, abundance of schools and TAFE truly makes this area ideal for living, and only a short drive to Springfield is a bonus Plus more... Tenancy Details: \* Tenants lease in place until November 2023\* Current rent is \$450pw\* Rental market value will be approximately \$500+ per week for the new lease- ICC Rates = Approx \$520.00 per quarter- Water = Approx \$400 per quarter Flood free and ready to inspect, don't miss out on this one Call Infinity today to arrange a one on one personal walk through O 1800 056 426 M 0408 735 515 Disclaimer: Infinity Property Solutions 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.