

**102/40-56 Gledson Street, North Booval, Qld 4304**

**CENTURY 21**

**Sold Townhouse**

Thursday, 30 May 2024

102/40-56 Gledson Street, North Booval, Qld 4304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 127 m2**

**Type: Townhouse**



Josie Smith

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**\$470,000**

Equally appealing to first home buyers, this residence is positioned within the secure confines of Azzura Village's gated complex, complete with an onsite manager. Residents enjoy access to a generously sized communal in-ground pool paired with a convenient adjoining spa and BBQ area – perfect for recreation. Embrace the advantages of a hassle-free lifestyle, characterized by its lock up and leave convenience, minimal upkeep demands, and safe & secure complex giving you the peace of mind you deserve. Offering to you new internal paint, new carpet, fresh turf and a new sparkle to it, there is nothing to do here but simply unpack. Heading upstairs, you'll find three cozy carpeted bedrooms, each with built-in wardrobes and ceiling fans. The master bedroom is a standout, featuring a spacious layout, mirrored wardrobe, and private en-suite. The unit also offers a well-sized family bathroom with a separate tub and a smart distribution of three toilets throughout. Features within the open planned living area downstairs:- Carpeted lounge and dining area with reverse cycle air conditioning + ceiling fan- Kitchen with Caesar stone benchtops, dishwasher, electric cooktop and oven, rangehood, pantry, breakfast bar + plenty of cupboard space- Single lockup remote garage, with additional storage- Separate 3rd toilet and a separate internal laundry - Two-way entry into the courtyard and covered entertainment area

The Azzura Village Complex has masterfully achieved the ideal balance of location and convenience. Situated right opposite a bus stop and a mere 15-minute stroll from both Bundamba and Booval train station, it's a haven for those who depend on public transportation. Just a brief 10-minute drive leads to the Ipswich CBD and Riverlink shopping centre, adding to the overall accessibility and practicality of this exceptional location. This property is within the catchment of both Ipswich East State School and Bundamba Secondary College and nearby to a handful of Private School options such as Ipswich Grammar, St. Mary's College, St. Edmunds College and St. Peter Claver College. This gem is a 'can do no wrong' purchase with its affordable price tag, opportunities like this do not come up often in today's market. Do not hesitate, contact Josie Smith the listing agent as soon as humanly possible. **DISCLAIMER:** Miljose Pty Ltd t/a Century 21 Josie Smith and Co has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accepts no responsibility and disclaims all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. All distances, measurements, and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.