

**19 Macquarie Street, Booval, Qld 4304**



**Sold House**

Friday, 29 September 2023

19 Macquarie Street, Booval, Qld 4304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Tina Swales  
0733436388



Geoff Giles  
0733436388

\$505,050

Plenty of options here and obviously, the following suggestions are after speaking to Ipswich City Council & the sellers and would be subject to each person's individual ideas and specific Ipswich City Council Approval. Currently zoned as Character housing, mixed density (50 dwellings per hectare) which equates to max of 5 on this property. Some options but not limited to, would be: 1. For those colonial lovers, retain the house and enjoy the space that is rarely offered in this leafy popular suburb. 2. Land bank and enjoy the rent that it is currently collecting (\$250pwk cash, direct to the owner) Each potential buyer needs to do their own due diligence prior to putting any offers forward. All the above information is subject to Ipswich City Council Approval. As you can see this one is pretty original but still in great condition, considering its age. Obviously, the value is the 1012sqm block of prime land in prime location right in the middle of the ever-popular leafy suburb of Booval. The house itself has plenty of charm and nice street appeal with its bullnose roof (front & back) verandahs. Internally it's been kept updated with its occupant's needs and presents well. Consisting of front sleep out (easily convert to a small 3rd bedroom), two large bedrooms, large lounge/living area, bathroom and descent electric kitchen (all as pictured). There is gas to the house (h/water) so a gas kitchen swap out would be easy. Nice high VJ walls and timber flooring adds to the appeal. Zoning regulations have changed a lot in parts of Booval and councils are looking at denser developments, more so than in previous years due public transport and these large blocks. But as like they say about land..... "Once there gone...they're gone for good" & "they can't make any more land".

**KEY POINTS**

- Prime leafy Booval location in great street. : Huge 1012sqm block with options. : Early-Mid 1900's workers cottage in good condition. : Two bedrooms, front sleep out, large living/lounge area and good size kitchen. : Currently renting via a private cash rental agreement of \$250 pwk. : Future development options due to its size and subject to ICC approvals. : Easiest, would be a dual access development. :
- Sewer line at or near the front boundary : The above options are all subject to council approval. :

Current ICC rates are \$667 gross or \$635 after discount.\*\*Disclaimer: All information is provided in good faith and is accurate to the best of our knowledge, but House Property Agents takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.