

197 Brisbane Road, Booval, Qld 4304



Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 632 m2

Type: House



Brady Chant
0431966045



Daniel Parsons
0466461772

\$370,000

Nestled on a generous 632m² lot, this adorable 3-bedroom, 1-bathroom cottage awaits its new owner to bring it back to its glory days. With a little tender loving care (TLC), this home has incredible potential to be restored to its former charm and become a true gem in the neighbourhood. From a long term investment standpoint this property being mixed character use zoning offers a sound investment as Ipswich continues to develop and cement itself as one of the South-Easts Booming Regions. Step inside and envision the possibilities as you embrace the unique character and vintage appeal of this cottage. While it may require some renovation and updates, the solid foundation and classic design provide a fantastic canvas for your personal touch. The property presents an excellent investment opportunity for anyone seeking to benefit from the region's growth, with its desirable location and flexible zoning. The possibilities for this property are almost endless. The open floor plan seamlessly connects the living area, dining space, and kitchen, creating a cozy and inviting atmosphere. Imagine the warmth of a crackling fireplace filling the living room, and the scent of home-cooked meals wafting from the kitchen. With a vision and a little effort, you can create a space that reflects your style and creates lasting memories. The three bedrooms offer comfortable retreats, waiting to be transformed into cozy havens. A fresh coat of paint, new flooring, and imaginative decor can breathe new life into these spaces, making them uniquely yours. Outside, the spacious lot presents endless opportunities for outdoor living. Picture yourself creating an enchanting garden, adding a deck or patio for outdoor entertaining, or even expanding the footprint of the cottage to accommodate your growing needs. Situated in a desirable neighbourhood, this cottage provides a sense of community and convenience. Embrace the opportunity to restore this home and be part of revitalising the area, bringing back its charm and contributing to its vibrant atmosphere. If you're a buyer with a vision and a passion for restoration, don't miss the chance to make this cottage your own. With a little TLC, you can transform this property into a stunning home that stands as a testament to its rich history while offering modern comforts and style. Schedule a viewing today and embark on the journey of restoring this 3-bedroom, 1-bathroom cottage to its former glory. The property presents an excellent investment opportunity for anyone seeking to benefit from the region's growth, with its desirable location and flexible zoning. The possibilities for this property are almost endless. The Ipswich Region, spanning across 1,090 km² in South East Queensland, is a thriving area located in a prime position between Toowoomba to the west, Brisbane to the east, Gold Coast to the south, and Sunshine Coast to the north. With a population of over 231,000, Ipswich is the fastest-growing city in Queensland and one of the top 10 in Australia. It's projected to more than double in the next two decades. At the heart of Ipswich is Ipswich Central, which acts as the nexus of the region. The area is a dynamic hub of entertainment, cultural venues, and industries, recently undergoing significant investment. The \$250 million Nicholas Street Precinct, Tulumur Place civic space, new libraries, and 1 Nicholas Street (Ipswich City Council administration building) have all brought modernity and vibrancy to the city while still preserving its rich history and culture. Whether you're looking to invest or call it home, Ipswich offers something for everyone. The city is culturally rich and diverse, with a range of industries and a bright future ahead. With its prime location and growing population, Ipswich is an excellent choice for anyone seeking a dynamic and vibrant place to invest or call home. Ipswich City Council Rates currently stand at \$611 per quarter (subject to change), and Urban Utilities Water Charges are \$232.00 plus consumption (subject to change). **Inspection by appointment only** Listing agent: Brady Chant Call me now – I am waiting for your call! NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba – Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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 inquiries to verify the information contained in this advertisement.