

**1A Alexandra Street, Booval, Qld 4304**

**HOUSEQUEST**

**House For Sale**

Tuesday, 21 May 2024

1A Alexandra Street, Booval, Qld 4304

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 362 m2**

**Type: House**



Tank Lee

## Interest Above \$599,000

Y'all will fall in love with this very well designed home that is super stylish thanks to a long list of updates, upgrades, additions and alterations that have occurred over the last approx 2 year period. Even though this modern gem has so much on offer to tickle your pickle, I believe the location and convenience to almost everything you can wish for or dream up has to be one of her best attributes ever...as well as being flood free of course! Walk to the epic Booval Fair Shopping Centre that has so much on offer including Woolies, Big W etc and be basically across the road from the upmarket and fancy restaurant Prince Alfred Hotel or if you are more Ipswichian you can simply walk to Maccas, KFC or to the Caltex next door for some Servo Pie Cuisine. Medical/Dental/Chiro providers, Aldi supermarket, Banks, Takeaway, Convenience store, Bakeries, Specialty shops, Adult shop, Sleep centre, Jaycar electronics, Tyre shop/mechanical, supercheap auto, Harvey Norman, Good Guys, Repco and plenty more are also all very close by. The other bonus is that your 2 feet and your heartbeat can also get you to the train station, bus stop, Sacred Heart Primary School, child care facility, gym and even a nutrition shop for after your workout! This location is literally a 'sell your car' position to be in but if you choose to keep your wheels then it can safely park beneath the covered carport. Once inside this modern home you will discover a study/home office area just inside of the front door that adjoins the open designed and air conditioned lounge/kitchen/dining area. The kitchen is equipped with a decorative timber bench top, pantry, huge fridge space, electric appliances, dishwasher and a rangehood has been done properly and vents to outside! The 4 bedrooms all have ceiling fans, 1 has a walk in robe, 1 has a double door built in robe whilst the other has a triple door built in robe plus an air conditioner. Timber flooring is found mostly throughout and an updated bathroom sits amongst these bedrooms with a built in linen cupboard nearby to hold all the fresh towels etc. At the rear of the homes floorplan and down about 3 steps is a very large family/rumpus room with adjoining very large laundry that is home to the 2nd loo (yeehah!). Both these area's exit out into the good sized epoxy painted floor covered rear pergola and fully fenced courtyard that also has 2 lawn lockers ready for the battery powered mower, whipper snipper and blower! If you want low maintenance with regard to both home and yard as well as super duper convenience then start dialing my digits! Block size: 362m2Bedrooms: 4 plus study/home officeBathrooms: 1 (But 2 loo's...Yayyyy!)Formal lounge: 1Family room: 1Car accommodation: 1Outdoor entertainment: Covered Epoxy painted floor rear pergolaFenced yard: Mostly fenced yard Air conditioning: Lounge + Main bedroomRoof Type: Colorbond roofSolar: Solar powerTenants: NopeAmenities: More like what amenities AREN'T nearby!Flood Free? - Definitely