

**2/28 Green Street, Booval, Qld 4304**



**Sold Unit**

Tuesday, 5 December 2023

2/28 Green Street, Booval, Qld 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Craig Mendoza  
0439990701

**\$412,000**

Who said you cannot have it all. With a touch of Hamptons styling, this modern-day property has all the elements of style, comfort and ultimate convenience! There are only 3 units in this luxurious and private complex, that is located in a prime position, just walking distance to everything. Every amenity you could think of is at your doorstep, saving you both time and money. There is nil annual administration fees and an annual sinking fund contribution of \$350. Fully air-conditioned upstairs and down, plus front and rear balconies provide you with cool and comfort all year round. Living here feels more like a holiday and offers you exceptional living standards. Have your weekends back too, with almost zero maintenance living here. The garage is fully tiled providing you an opportunity to use this space as an extra living area if desired.

Features include:

- 3 large bedrooms
- Private balcony off the master suite
- Security screens and doors
- Front and rear verandahs with elevated views
- External privacy blinds on the verandahs
- Front and rear porches
- Private, low maintenance year yard
- Remote garage plus visitor carpark
- Current income is \$400 per week
- Will be vacant on the 6th Jan 24
- Built 2010
- Body Corp Nil Annual Contributions
- Sinking Fund \$350 per year
- Council Rates \$403.60 per Qtr (most recent)
- Urban Utilities: \$100.83 per Qtr (most recent)

Inspections on weekdays by appointment. This won't last long!