

**23 Logan Street, North Booval, QLD, 4304**

**Sold House**

Wednesday, 26 July 2023



23 Logan Street, North Booval, QLD, 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jordan Strudwick



Tom Fox

## Low Maintenance Home with Stunning Features and a Pool!

Situated on 607m<sup>2</sup>, this 1970's built home oozes with charm and is packed with unbelievable features such as plantation shutters through, caesarstone benchtops and lastly the huge entertainment area that overlooks the large salt water pool perfect for entertaining guests! With updated electrical, air con in every bedroom and a modern kitchen with Westinghouse appliances there is nothing to do here but move in and enjoy with the family.

Overall, the property features a total of 3 good size bedrooms, 1 bathroom and 1 car accommodation, you can also expect the following throughout:

- 3 bedrooms all with built ins, air con and ceiling fans
- Main bathroom with caesarstone benchtop and shower/bath combo
- Lounge room with air con and ceiling fan
- Study Room with air con
- Dining room with ceiling fan
- Modern kitchen with caesarstone benchtops and Westinghouse stainless steel appliances including dishwasher and 5 burner electric stove top/oven and range hood
- Separate toilet
- Front balcony with outdoor sun shade
- Back balcony with ceiling fan
- Workshop and under house storage as well as another separate toilet
- Huge covered entertaining area
- Fully fenced Salt water pool
- 1 car garage with 3 open car spaces for parking
- Fully fenced 607m<sup>2</sup> block

Location:

- 35 min drive to Brisbane CBD
- 8 min drive to Ipswich CBD
- Just down the road from Booval train station
- Just down the road from Booval Fair Shopping Centre

Rates: \$402.35 per quarter (subject to change)

Water: \$189.91 / qtr + consumption (subject to change)

Rental Appraisal: \$440 to \$460 per week

Location is key here as this home presents in the heart of North Booval. Leave the car at home and walk to... The Racehorse Hotel, restaurants, childcare, public and private schooling, Booval Fair Shopping Centre, chemist, sporting facilities including soccer, basketball, gyms and so much more, Booval and Bundamba train stations + bus. This location is gold and known as a growth region with an exciting future, making this one of the most desirable places to live and invest within Ipswich.

We look forward to meeting you at the open for inspection.

Disclaimer:

STRUD Property has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.