

**24 Boundary Street, Bundamba, Qld 4304**

**STRUD**

**House For Sale**

Tuesday, 16 January 2024

24 Boundary Street, Bundamba, Qld 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 809 m2**

**Type: House**



Peter Ta

0426668695

## Auction

**Auction Location: On-Site** This classic yet modernly updated three-bedroom cottage is the perfect opportunity for a first home buyer, families or even those looking to downsize. Located on a north-facing 809m<sup>2</sup> allotment in the heart of Bundamba, this property boasts a lightly renovated interior with light oak hybrid flooring and an open-plan living area. The air-conditioning, built-in robes, and dishwasher add to the property's overall comfort and functionality. The main bathroom is well-appointed for convenience, while ceiling fans ensure each room maintains an optimal temperature throughout the year. The outdoor area of the home is equally impressive with extensive landscaping that enhances its curb appeal. It features a fully fenced yard providing privacy and security, along with an expansive carport suitable for multiple vehicles. An outdoor entertaining area provides an excellent space to host friends or simply relax after a long day. The garden offers ample space to cultivate your green thumb or enjoy some outdoor playtime with family.

- Iconic 1960s cottage tastefully renovated for modern comfort
- Open plan living enhanced by light oak hybrid flooring
- Fully fenced yard with expansive carport and outdoor entertaining area
- Full Side Access
- Current Rental Valuation is between \$540 - \$560 per week
- Within catchment areas of Bundamba State School & Secondary College

Given these strong features coupled with its close proximity to essential services - just eight minutes from Ipswich City centre, thirty-one minutes from Brisbane City centre, three minutes away from Costco, and within close range of Booval Fair Shops & Services - this property holds great promise as an ideal first home or investment opportunity. Owing to changes in the owner's circumstances, this unique gem presents exceptional value in today's market. Properties like this do not present themselves very often, so make the most of this opportunity. Get in touch with Peter Ta on 0426 668 695 today for further enquiries and to arrange your inspection.

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