

**28 Nimmo Street, Booval, Qld 4304**



**Sold House**

Sunday, 20 August 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



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**\$557,000**

This property offers a fantastic opportunity to buyers who are seeking to purchase a spacious family home on a large level flood free block in the heart popular Booval. Boasting a huge 1012sqm with subdivision potential (subject to Ipswich City Council approval), this home is perfectly located in beautiful 'Nimmo Street' just a short walk from Booval Fair, PA Hotel and railway. This spacious four bedroom plus study character home is sure to impress and will meet all your family's needs. This home has everything; size, quality, position and price. Upon entry, you will feel as though you have stepped back in time as you marvel at the craftsmanship of this solid timber home, from the tall 12ft ceilings to the decorative timber archways and the gorgeous French doors. All of the four bedrooms are extremely large. The master bedroom of the home is a parent's haven and features two massive floor to ceiling robes, an elegant bay window with a love seat and built-in blanket box. Bedrooms 2 and 3 offer direct access to the front verandah making this an ideal home for those who may operate a business from home. All of the four bedrooms of the home are serviced by the gorgeous renovated main bathroom which boasts elegant tile work and stunning timber vanity. The kitchen of the home is also extremely large and boasts heaps of bench and cupboard space, a dishwasher and a massive floor to ceiling built-in pantry. There is also plenty of room left in the kitchen to accommodate a small table setting which would be ideal for that quick breakfast of those busy mornings. For the chef on the home, prepare to be dazzled by the impressive stove and oven. Ideally located off the kitchen is a large and inviting air conditioned dining room which would be the perfect place to host an intimate candlelit dinner for two or large enough for a massive family feast. This room also has direct access out to the fully fenced quarter acre block and the massive in-ground pool that the whole family can enjoy even during these glorious winter days. Adjoining the dining room through a gorgeous timber archway you will find the large air conditioned yet intimate formal lounge room which boasts wide honey coloured timber flooring, and soft colour schemes that give off a warm family feel. On the upper level of the home you will also find a second living area which would be ideal for a teenagers retreat. There is also a large air conditioned study which can be closed off with French doors when the kids are doing their homework. Located on the lower level of the home you will find an entertaining area overlooking the in-ground pool and there is even a second toilet that is ideal for everyday use or when entertaining. This grand home is surrounded by mature gardens which feature established plants and trees which give a feeling of tranquillity and privacy to the home. The home also boasts secure covered parking for up to four cars and drive through access to the huge rear yard. Additionally, the home boasts 44 solar panels – save \$\$\$\$. For the investor, the property has potential for sub-division or potential for 6 townhouse houses (subject to ICC approval). This fantastic home is within walking distance to the Booval Train Station. This rail link provides access to St Edmunds and St Mary's Colleges and the Ipswich Boys & Girls Grammar Schools. The rail also provides quick and affordable access to the Brisbane CBD and the associated employment opportunities. St Peter Claver College and the Bundamba Primary and Secondary Schools are also close by. This home is also ideally positioned to give quick access to both the Cunningham and Warrego Highways and also Ipswich Road for commuters traveling by car. Serviced by Booval Fair Shopping Centre with its associated specialty stores and the Bunning's Warehouse retail facility. There is an abundance of restaurants, Clubs and all manner of retail stores within 2-3kms that should satisfy all of your social and retail needs. There is also an abundance of sporting and recreational clubs and facilities to satisfy all of your children's sporting ambitions. There is no time to waste when it comes to this opportunity. It is perfect for young couples just getting started, mature couples looking to downsize and have a place to park the caravan and call home, renovators, and developers and for everyone else in between. You will need to be quick or it will be gone! Contact Ally Briscoe & Geoff Paulsen for your welcomed inspection. **DISCLAIMER:** Crowne Real Estate 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.