

32 Gledson Street, North Booval, Qld 4304

Sold House

Tuesday, 26 March 2024



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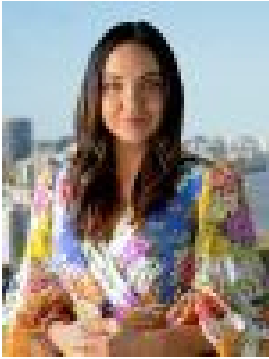
Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 701 m2

Type: House



Laney McQueen

\$550,000

This delightful post-war residence offers situated on a large 701m² block in a desirable and peaceful neighbourhood. This well maintained and exceptionally functional home has tidy finishes and is brimming with character. This home would be perfect for first home owners looking to get into the market at an affordable price, downsizers looking for a quality home in a quality location or anyone looking to renovate and flip the home for a profit. The light-filled living area features split system air conditioning for year-round comfort, while the adjoining enclosed sunroom offers a versatile space for a dining room, additional lounge room or home office. The property offers three bedrooms, with the master boasting a functional built-in wardrobe, creating a well-organized and comfortable living environment. The updated bathroom features a modern vanity and a shower. The neat and original kitchen presents the opportunity to modernize and significantly enhance the value of the property. Exceptional storage is on offer thanks to the extensive under-house space, featuring a separate rumpus room, laundry, and a secure two-car garage. In addition there is a 4.4m x 8.8m powered shed and 8.9m x 6.2m workshop perfect for storing vehicles (up to 4 vehicles) or your most prized possessions and equipment with entire yard access being seamless. This property also presents a fantastic investment opportunity with great potential for rental returns. Rental appraisal is \$500 - \$520 per week. Ipswich City Council rates: \$350 per quarter (subject to change). Located in a convenient location, this property offers easy access to Ipswich CBD, schools, public transport, and shops. The property is within comfortable distance to the Booval, Aldi, Booval Fair Shopping Centre and it enjoys quick highway access to Brisbane and Toowoomba. This property offers the perfect balance of peace and convenience. This property presents a compelling opportunity to secure a comfortable home with exceptional potential in a sought-after location. For more information or to arrange a viewing, please contact Laney McQueen. Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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 inquiries to verify the information contained in this advertisement.