

5/19 Sloman Street, Booval, Qld 4304



Sold Unit

Wednesday, 20 March 2024

5/19 Sloman Street, Booval, Qld 4304

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Roger Muller

0412788495

\$250,000

Remember it's all about POSITION - POSITION - POSITION, and this unit has the best position ever. Located in the heart of Booval's business precinct you can stroll down the street approx. 350m to the Booval train station to commute to the Ipswich CBD or many destinations along the route to Brisbane, Gold Coast and the north Coast. No car really needed here as just across the street is a Pharmacy, Barber, Takeaway shop, Hair salon, and a Podiatrist. Also within a short walk is Aldi, Medical Centre & Pathology, Dentist, Physio Centre, Chiropractic Clinic, a Mobility store, KFC, Bakery and the Prince Alfred Hotel for fine dining and craft beers. For many more Restaurants and specialty stores plus a Big W store and Woolworths you can easily walk to the Booval Fair Shopping Centre only approx 500m away. This sturdy brick unit is on the second level of this well maintained complex of only 7 units. The concrete floor and brick wall construction offers great insulation for both the climate and for sound. A carport is also included and there is a lovely turf and garden area with a shade tree on common property to enjoy the outdoors when you'd like. Inside you'll be treated to an open plan Kitchen, meals and lounge room with feature brick walls. Once again the brick walls are great for sound proofing, durability and keeping you cool in summer and warm in winter. Another great feature is the higher than average raked timber ceilings throughout creating a more spacious, airy feel to the interior. The kitchen offers an electric upright stove, ample bench and cupboard space and a tiled floor for easy cleaning. The bedroom is a good size, 3m x3m (not including the built in robes) and has a large window and reverse cycle air conditioning. A large bathroom incorporates the laundry facilities to one side and lots of space for a separate shower, modern vanity and toilet on the other side. A skylight brings beautiful natural light in as well as the window. This unit has extra potential if you'd like to add your own touches to it. Body corporate fees including building insurance are \$675.35 per quarter year. (\$51.95 perweek) Why pay rent when you could get your break into property ownership with this very affordable unit. If you're an investor this unit will be quite sort after by tenants for its position and its sturdiness. Units like this, in this terrific location are very rare so don't delay. Arrange your inspection today to avoid missing out . Phone or email me now.