

# 55 South Station Road, Booval, Qld 4304



## Sold House

Friday, 19 April 2024

55 South Station Road, Booval, Qld 4304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 675 m2**

**Type: House**



Connor Whitehouse

## Contact agent

Character, Location & Price – 55 South Station Road presents a unique opportunity for the right buyer! Positioned on a 675m<sup>2</sup> block, zoned for medium density, this property enjoys a prime flood-free location opposite Booval Fair, a bustling shopping hub with major retailers like Woolworths and Big W. Convenience is key, with Booval Train Station, Aldi, PA Hotel, Cameron Park, and various amenities just a genuine 10-minute walk. Adding to its appeal, Ipswich CBD and the Ipswich Highway are merely a 5-minute drive also with easy access to the Cunningham & Warrego Highways. Dating back to the 1920s, this home showcases the quintessential Queenslander features, including high ceilings, VJ walls, and stained-glass windows. The property is sitting on concrete stumps and has great bones, however, after a tough tenancy needs love & attention to restore it to its glory days. The typical Queenslander veranda provides a great space for entertaining and entry to the property. Stepping inside, the lounge area transports you to another era with its lofty ceilings and exposed boards. Two generously sized bedrooms flank the left side, while a large sleepout, accompanied by a smaller room ideal for a home office, awaits on the right. Towards the rear, the well-proportioned kitchen. Completing the layout, the bathroom offers functionality with a shower, bathtub, and toilet. Descending the back stairs reveals the downstairs utility area, complemented by a separate toilet & garage space. This property sparks imagination, with endless possibilities for renovation depending on your goals. Given the location, the property will be in high demand for tenants with a rental appraisal ranging from \$450 - \$475 per week. The property is vacant allowing for a quick sale & settlement. For further inquiries or to schedule a private inspection, reach out to Connor Whitehouse at 0413 508 160. Homes of this nature and location under \$500,000 are becoming harder and harder to find so don't hesitate to make this property yours.