

6/160 Glebe Road, Booval, Qld 4304



Sold House

Friday, 16 February 2024

6/160 Glebe Road, Booval, Qld 4304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: House



Helene Shephard
0732813800

\$370,000

When life changes and you are ready to change the pace with a new space; this rare find, lowset unit in a connected location is ideal. Make that one call to secure this right now. Please view the floor plan to understand how all this will be your new place. Gentle, mindful neighbours welcome you. COME INSIDE: Your new home is designed with function and form to offer an easy space to come home to, where it is all about doing less and living more. Complete with a private courtyard for gathering of friends, morning coffee and a green space to just chill. • FRESH, LIGHT FILLED, OPEN PLAN LIVING AND DINING, AND MODERN KITCHEN WITH CLIMATE CONTROL A/C. ELECTRIC COOKING, RANGEHOOD AND SPACE SAVVY STORAGE ALL TAKEN CARE OF. • 2 INDEPENDENT BEDROOMS EACH PRESENTING WITH THEIR OWN AIR CONDITIONING AND BUILT-IN ROBES. • YOUR BATHROOM IS OH SO EASY. TILED AREA WITH A STEP-IN SHOWER, VANITY AND W/C. • INTERNAL LAUNDRY. • WINDOW AND DOORS SCREENING IN PLACE. OUTDOORS CONTINUES TO DELIVER: • REAR, PRIVATE COURTYARD WITH LOCK-UP GARDEN SHED. CREATE YOUR OWN MINI ALCHEMY GARDEN UNDER THE STARS. • FRONT ENTRY FACES WEST WITH SECURITY SCREENING. • CARPORT FOR YOUR PERSONAL INDIVIDUAL CAR. COMPLEX DETAILS: • 7 BRICK UNITS IN THE COMPLEX. BUILT IN 1991. • 2,021M² - NO FLOODING HERE. • 4 GUEST CAR PARKING ONSITE. BUS STOP CLOSE BY. • BODY CORPORATE IN PLACE - APPROX \$50.42 PER WEEK (FOR FULL DETAILS PLEASE REQUEST FROM YOUR AGENT) • IPSWICH CITY COUNCIL RATES ARE APPROX \$556.06 PER QUARTER (Investor rates) • ONE WATER METRE FOR THE 7 UNITS: APPROX \$317.44 PER QUARTER (1/7th) • The common grounds and the front areas are mown for you as part of the body corp. The owner (you) pays the rates and water, electricity and internet. INVESTOR ALERT! Please respect we have a tenant in place on a fixed lease until 27th May 2024. Start date: 25/05/2022 to 27/05/2024 The new rental return has been appraised at \$400.00 to \$450.00 per week. Let's talk to change lives. TRAVEL TIMES: Walk 450m to Booval Fair Shopping Centre Walk 500m to Mozzarella Fella Pizzeria Racehorse Hotel - 1.2km Booval Train Station - 1.4km Coles Silkstone Village - 1.8km Newtown Vietnamese Takeaway - 1.8km Queens Park - 2.7km EDUCATIONAL OPTIONS: Sacred Heart School - 3 min WALK / 200m Silkstone State School - 1.1km Bundamba State School - 1.7km Ipswich Girls' Grammar School - 2.3km Bundamba State Secondary College - 3.2km Ipswich Grammar School - 4.2km University of Southern Queensland (UniSQ) - 4.8km A DYNAMIC MIX OF OLD AND NEW Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future. OUR GROWING REGION. Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centre's surrounding Ipswich Central. Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities Welcome to Booval, A proud Past, an exciting Present and a strong Future. DISCLAIMER: First National Action Realty 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. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.