

63 Vivian Hancock Drive, North Booval, Qld 4304

CENTURY 21

House For Sale

Tuesday, 7 May 2024

63 Vivian Hancock Drive, North Booval, Qld 4304

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Josie Smith
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Offers Over \$599,000

SET DATE SALE - OFFERS CLOSING SATURDAY 11th MAY 2024. Welcome to 63 Vivian Hancock Drive – a harmonious blend of both comfort & convenience. Nestled within the serene neighbourhood of North Booval, this property offers a sanctuary for families seeking the perfect balance of suburban charm and practicality. From its convenient side access for your caravan to its two spacious living areas, plus the bonus 10.2kW of solar - every aspect of 63 Vivian Hancock Drive is designed to elevate your everyday living experience.

Features of This Property:- Carpeted lounge room fitted with vertical blinds- Tiled dining & family room with reverse cycle air-conditioning- Kitchen is complete with Caesarstone benchtops, breakfast bar, dishwasher, rangehood, electric cooktop & oven- All bedrooms are carpeted with built in wardrobes, ceiling fans + vertical blinds- Master bedroom features reverse cycle air-conditioning, vertical blinds, ceiling fan, walk in robe + large windows- Ensuite adjoining to the master bedroom with heated lights- Tiled main bathroom with a separate bath tub + heat lights- Separate internal laundry with a linen cupboard- Built-in storage cupboard within the hallway - Sliding glass doors to access the covered outdoor area- Internal repaint + new carpet only 2 years ago- Array of fruit trees including lemonade, mandarin, lemon, and naval orange- Side yard access gate with room for Caravan- Timber privacy fencing- Established low maintenance gardens- 10.2kw solar system- Remote double lock up garage- Gas hot water + water tank

The Location: Situated in North Booval, this property enjoys proximity to essential amenities and recreational facilities. With easy access to major roads and public transportation, commuting to nearby areas is hassle-free. Residents can indulge in the serene ambiance of suburban living while still being within reach of bustling urban centres. The neighbourhood boasts a friendly atmosphere, perfect for those seeking a peaceful abode to call home. This property is within the catchment of Ipswich East State School & Bundamba State Secondary College. With a handful of potential private schooling options such as Ipswich Grammar & Girls Grammar School, St Mary's Primary & College, and St Edmunds College.

4 minute drive to Booval Railway Station
12 minute drive to Riverlink Shopping Centre
9 minute drive to Ipswich CBD
42 minute drive to Brisbane CBD

Presenting a wonderful opportunity to reside in a well-connected and serene neighbourhood. From its convenient location to its all round practicality, this address promises a comfortable and fulfilling lifestyle for its residents. Properties such as this one are as rare as hens teeth at the moment! Do not hesitate. Contact Josie Smith the listing agent as soon as humanly possible.

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