

**67 Boden Street, Edge Hill, Qld 4870**



**House For Sale**

Monday, 29 April 2024

67 Boden Street, Edge Hill, Qld 4870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 751 m2**

**Type: House**



Giles LortPhillips

0740313138

## Low - Mid \$700,000s

Highset Queenslander style with a versatile floor plan to suit many. Positioned on 751sqm and with drive-through access to the rear yard this well maintained home is a must to inspect for those buyers looking for space, storage options and a sought-after location! Upstairs Features Gorgeous Tulip Oak timber floors throughout the living area 4 Good size bedrooms, master with its own patio Updated galley style kitchen overlooking the back yard and pool Lovely tiled dining and sunroom Main bathroom with shower and separate toilet Downstairs Features Accessed by internal stairs or it's own separate entrance Fully enclosed with loads of space with kitchenette Renovated bathroom Office or potential 5th bedroom, plus workshop area. The underneath measures 2.145 meters and is therefore not deemed legal height, however is ideal for a myriad of purposes. For the investors our rental appraisal is between \$720 - \$770 per week Looking for something special only a minutes drive to the Edge Hill hub where you can enjoy the cafes, restaurants, shops and popular surrounds. Get in quick - Simply won't last!! All information contained herein is gathered from sources we believe to be reliable. This office and its Agents provide no guarantees or undertakings concerning the accuracy, completeness or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.