

70 Vivian Hancock Drive, North Booval, Qld 4304

CENTURY 21

House For Sale

Thursday, 13 June 2024

70 Vivian Hancock Drive, North Booval, Qld 4304

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 622 m2

Type: House



Josie Smith
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Offers Over \$629,000

Welcome to 70 Vivian Hancock Drive, North Booval, a splendid family home situated in a serene and sought-after neighborhood. This stunner is absolutely immaculately maintained, and I mean immaculate! Boasting four spacious bedrooms, two modern bathrooms, and ample parking with a two-car garage. The home sits on a generous 622 square meter block, providing plenty of space for outdoor activities and future expansions. One of the standout features of this home is its prime location. It is conveniently close to the North Booval railway station, making commutes and travels a breeze. Families and those upskilling themselves or their careers will appreciate the close proximity to the nearby TAFE alongside the stone throw away schooling options. This home offers the perfect blend of accessibility and modern comfort, ensuring you are always connected to the essentials of daily life.

Features of this Property:- Built 2011 on a solid 622 square meter block- Large master bedroom with reverse cycle air-conditioning, big windows, ceiling fan, roller blinds + walk through robe to ensuite- Master ensuite is tiled & equipped with a separate shower + heated lights - Bedroom 2 features carpet, ceiling fan + conjoining door to master bedroom (perfect as a nursery)- Bedroom 2 & 3 are also carpeted with built in wardrobes, ceiling fan + roller blinds- Lounge is tiled with the first of 3 sliding doors to lead outside to patio- Kitchen is complete with stone benchtops, brekky bar, electric cooktop & oven, rangehood, dishwasher + another sliding door leading to the patio- Separate tiled dining with a large reverse cycle air-conditioner, and the 3rd sliding door leading to the outdoor patio - Main bathroom complete with a separate bathtub, tiles + heated lights- Separate tiled laundry + separate toilet- Double lock up remote garage with epoxy resin floors- Recently internally repainted- New landscaping recently completed + new internal window furnishings- Flyscreens on all windows + security screens on all doors- Covered outdoor patio with sliding door access to inside on 3 sides- 5000L water tank plumbed to toilet & laundry- Timber privacy fencing, batts insulation + Colorbond roof- Gas hot water, small garden shed + NBN already connected

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

Whether you are looking for a comfortable family residence or a strategic investment, 70 Vivian Hancock Drive ticks all the boxes. Its immaculate condition, coupled with its excellent location near key amenities and transport links, makes it a standout choice. Do not hesitate, contact Josie Smith the listing agent as soon as humanly possible.

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