

8/44 Bergin Street, Booval, Qld 4304

STRUD

Apartment For Sale

Tuesday, 26 March 2024

8/44 Bergin Street, Booval, Qld 4304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Nate Salesa
0499925947

Offers Over \$329,000

Set within the elegantly designed Booval Court complex, this two-bedroom wonder provides a blend of comfort and convenience. The bedrooms come equipped with built-in robes providing ample storage space while maintaining a sleek aesthetic. Additionally, the apartment boasts a beautiful balcony where you can enjoy your morning coffee or relax after a long day at work. With easy access to arterial roads and just a short walk from both Booval Fair Shopping Centre and Booval Train Station, everything you need is at your doorstep. Investors will be pleased by its potential yield of \$400 per week; however, first-home buyers may find it hard to resist calling this south-facing beauty their own home sweet home.

Property Features:

- Two (2) bedroom with built-in wardrobes
- One (1) household bathroom
- Single undercover carport
- Open and free flowing floor-plan
- Kitchen, living, dining combo
- Peaceful and private balcony space
- Convenient laundry

Location:

- 150m to Booval Train Station
- 700m to Booval Fair Shopping Centre
- 8 min to Ipswich's Centre
- 1.21 km to Silkstone State School
- 2.23km to Bundamba State Secondary College
- Nearby to arterial roads, easy access to motorways

For the investor, this property has been rent appraised for \$375 to \$400 per week. Rates: \$457.60 / qtr (subject to change) Water: \$297.79 / qtr + consumption (subject to change) Body Corporate Fees: \$866.81 / qtr

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