

# 8 Wattle Street, North Booval, Qld 4304

## House For Sale

Tuesday, 23 April 2024



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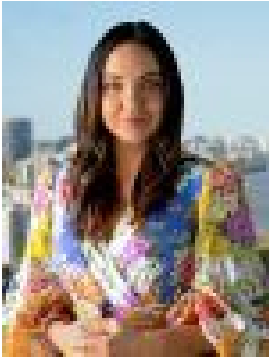
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 690 m2**

**Type: House**



Laney McQueen

## FOR SALE

This exceptional home offers functionality and space on a generous 690sqm block in a highly desirable location. Perfect for first home buyers, downsizers, or investors, this property boasts a multitude of features to suit your needs. As you enter through double doors, you'll be greeted by a large open-plan living and dining areas. The updated kitchen features a central island bench, creating an ideal space for culinary creations and casual meals. Ample storage ensures everything has its place, while modern appliances, including oven, rangehood, and dishwasher, complete the picture of functionality. Upstairs, three carpeted bedrooms offer a comfortable retreat. Two bedrooms feature built-in robes, and all rooms are equipped with ceiling fans and split system air conditioning for year-round comfort. The modernised bathroom is a good size and features a bath, shower, vanity, and ample storage. Downstairs, you'll find another modernised bathroom and a convenient internal laundry with additional under-house storage. A large 6.0m x 7.5m covered patio provides the perfect space for entertaining, while a single carport and a large 6m x 6m two-bay powered shed offer ample room for vehicles, equipment, and storage. The entire yard boasts seamless access, making it perfect for those who need extra space. This property offers an unbeatable combination of peace and convenience. It is conveniently located with easy access to the Ipswich CBD, schools, public transport, and shops. The property is within walking distance to Booval Fair Shopping Centre, Aldi, and enjoys quick highway access to Brisbane and Toowoomba. This property also presents a fantastic investment opportunity with great potential for rental returns. Rental appraisal is \$470 - \$490 per week. Ipswich City Council rates: \$444.60 per quarter (subject to change). This property presents a compelling opportunity to secure a comfortable family home with exceptional potential in a sought-after location. For more information or to arrange a viewing, please contact Laney McQueen. Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information 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. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.