

# 17 Cardinal Street, Boondall, Qld 4034

ESTATE AGENTS

## Duplex/Semi-detached For Sale

Saturday, 29 June 2024

17 Cardinal Street, Boondall, Qld 4034

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 554 m2

Type:  
Duplex/Semi-detached



Tanya du Plessis

## Offers over \$850,000 - best offer by 7 July 2024

Space for the modern family to spread out & entertain - this practical family home enjoys character, convenience & a multitude of options with completely separate upstairs & downstairs living. Whether you're a growing family, run a business from home, or would like to rent out the other level for additional income - your search for the right property ends here. \*\*Please Note: Due to tenants in place, photos are old and are for illustration purposes only. Inspections are highly recommended, as some improvements have been made. Property will be sold with tenancies in place.

Upstairs Includes: - Front & Rear Decks with Private Entrances - 3 Bedrooms - all with air-conditioning- Separate study nook- Family Bathroom with Separate Toilet - Well Appointed Kitchen with Great Storage & Preparation Space - Stunning Timber Floors & Feature Cornices

Downstairs Includes 1: - Private Entrance - Extra Large Bedroom - Generous Bathroom with Shower - Security Screens & Great Natural Light - Open Plan Kitchen & Living - Low Maintenance Tiles throughout - Covered Entertaining at Rear

Downstairs Includes 2: - Private Entrance - Large Bedroom- Generous Bathroom with Shower - Security Screens & Great Natural Light - Open Plan Kitchen & Living - tiles throughout living area, and timber Hybrid flooring in bedroom- Covered Entertaining

Walk to bus & train access, minutes from major shopping, & surrounded by reputable schools & childcare. Certain to be popular, contact the agent today for all enquiries & to arrange your inspection.

Tenant A: \$550/week lease ending 18.11.2024  
Tenant B: \$380/week lease ending 14.07.2025  
Tenant C: \$380/week lease ending 18.08.2025  
Total Rental Income: \$1310/week  
Water Rates: \$700/quarter  
Council Rates: \$450/quarter