

**105 North Station Road, North Booval, Qld 4304**



**House For Sale**

Wednesday, 10 July 2024

105 North Station Road, North Booval, Qld 4304

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 7**

**Area: 1 m2**

**Type: House**



Jackson Wales

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**\$1,350,000 +**

Seize this exceptional dual-income opportunity situated on a sprawling 1-hectare block, just moments from Ipswich CBD and only 35 minutes to Brisbane CBD. Located in the heart of Ipswich, Queensland's fastest-growing city, this property offers unparalleled potential for investors and homeowners alike. Featuring two distinct residences, this property is perfect for generating dual rental income or for living in one home while renting out the other. The first residence is a charming highset 3-bedroom, 1-bathroom timber home, exuding character and warmth. The second residence is a newly refurbished (2018 build), modern 4-bedroom, 2-bathroom steel frame low set brick home, ready for immediate occupancy. Positioned within walking distance to the train station, this property ensures easy access to both local amenities and major city centers. The expansive land also presents future development potential, with the possibility to subdivide (subject to council approvals).

**House 1** Freshly painted Brand new carpet Manicured lawns Master bedroom with walk in robe & ensuite Three bedrooms with built in robes Open plan kitchen and living Gas cooking, double sink, large pantry, breakfast bar, Main bathroom with bathtub and separate toilet Air conditioning and ceiling fans Security screens 500m<sup>2</sup> fenced house yard Double lock up garage Beautiful covered alfresco area 2018 build with steel frame

**House 2** Master bedroom with built in robe Two additional bedrooms Living room plus dining room Ceiling fans Large kitchen with enough space for breakfast dining Double sink, double door pantry, electric cooking Large deck off the kitchen around to the front Bathroom with clawfoot bath and toilet Double carport Double bay shed Single undercover car space under the house Plenty of storage space under the house, plus laundry room Fully fenced with double gate entry access plus additional entry gates Multiple other outbuildings

**Location** \*350m to local playground 2 minutes to Booval Train Station & Aldi Shops 4 minutes to Booval Fair Shopping Centre including Woolworths 8 minutes to Ipswich CBD, Riverlink Shopping Centre, Ipswich Hospital, St Andrews Hospital 8 minutes to Costco & Warrego Highway for Brisbane & Toowoomba access 8 minutes to Cunningham Highway for Brisbane to Warwick access 30 minutes to Brisbane Two houses, one property! Dual occupancy at its cleanest and easiest form. \*approximate