

**11 Beth Street, North Booval, Qld 4304**



**House For Sale**

Saturday, 29 June 2024

11 Beth Street, North Booval, Qld 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 607 m2**

**Type: House**



Tina Giles  
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Troy Boettcher  
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## Offers Over \$ 499,000

First home buyer and investor alert! If you have been searching for a home that has enough space for the entire family and somewhere to store your toys, this could be for you. It has storage space galore with many different options in how you utilise the space. Spreading out is easy when you have a sunroom and a rumpus room plus a storage room. The family areas present with polished hardwood timber floors throughout and the tiled rumpus room is located towards the rear which could be claimed as the man cave with direct access to the garage and workshops, while the sunroom at the front opens into your living room. The spacious eat-in kitchen is the hub of the home, offering a walk-in pantry, electric cooking, rangehood, dishwasher and ample storage and bench space. The 607 m2 block is fully fenced, boasting rear yard vehicle access with a double carport that could also be utilised as an outdoor entertainment area. The home presents a combination of vehicle accommodation with a single car lock up garage, plus single carport, while the opposite side of the house offers a further carport with additional height to store the boat or caravan. If you enjoy tinkering, there is also additional workshop/storage spaces as well. The quiet location is also convenient to all amenities including Booval train station, Booval Fair Shopping Centre and East Ipswich State School to name a few. Features include\* Polished hardwood floors throughout\* 3 spacious bedrooms with ceiling fans\* Air-conditioned lounge room\* Enclosed front sunroom\* Tiled rumpus area/multipurpose room\* Revamped bathroom with shower over bath\* Eat-in kitchen plus walk in pantry\* Security screens to all windows & doors\* Single lock up garage plus 2 additional single carports\* Fully fenced rear yard with rainwater tanks & garden shed\* Rear yard vehicle access to a double carport/outdoor entertainment area\* Flood free in 2022 Don't miss out on this gem! \*\*Disclaimer: All information is provided in good faith and is accurate to the best of our knowledge, but House Property Agents takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.