

# 41 Railway Street, Booval, Qld 4304

## House For Sale

Saturday, 29 June 2024



41 Railway Street, Booval, Qld 4304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 612 m2**

**Type: House**



Bryce Lee  
0433595228



Leanne Arifovic  
0412567802

## Offers Over \$689,000

Step into the welcoming embrace of 41 Railway Street, where modern elegance meets functionality, in a home that radiates warmth and sophistication. This charming 3-bedroom, 2-bathroom residence is nestled in a sought-after pocket in Booval that offers convenience at every turn, just a short walk from rail, and Booval Fair shopping centre. Set on a flat 612m<sup>2</sup> block zoned residential medium density, offering further potential in the future whether you are looking to invest, or owner occupy. As you make your way through the practical mudroom you are greeted by the warmth of the polished floorboards that flow seamlessly throughout the home. Complete with separate air conditioned living and dining areas as well as a spacious rumpus room to ensure comfortable living for the whole family. The heart of this residence, the fully renovated kitchen, is both practical and aesthetically pleasing. Boasting soft-close drawers, stone benchtops, brand new appliances, and plenty of bench space. There is no shortage of outdoor entertaining space, with a covered rear patio spanning the full width of the home.

**SUMMARY**

- Freshly Renovated.
- 3 bedrooms, all with fans and modern built-in robes
- Spacious Master with A/C & Ensuite, and bedroom 3 complete with study nook.
- Polished timber floorboards
- Quality, sleek eat-in kitchen is well appointed and features soft close drawers, stone benchtops, overhead storage and brand-new appliances including dishwasher
- Stylish main bathrooms boast tiled shower nook, and separate shower and bath.
- Open plan formal lounge room with direct access to the rumpus room.
- Fully length covered rear patio.
- 612m<sup>2</sup> full fenced flat block, zoned medium density residential.
- Single garage w/ internal access, and extra open parking spaces on the concrete driveway.
- Renovated laundry with stone bench-tops.

**LOCATION**

- Centrally located in sought-after, pocket of Booval
- 100m to Booval train station.
- Less than 1km to Booval Fair Shopping centre and Brisbane Road.
- 10 mins to Ipswich Hospitals, and the vibrant Ipswich CBD with everything it has to offer from boutique shopping to fine dining experiences and more.
- 20 mins to Amberley RAAF Base
- 40 mins to Brisbane CBD

Don't miss the opportunity to make this house your home-schedule a viewing today and experience the perfect blend of modern elegance and practical living. Your dream home awaits.

Listing agents: Bryce Lee & Leanne Arifovic  
Don't be disappointed, call me now - I'm waiting for your call.

NGU Real Estate Ripley – The Kimmorley Group  
Results Speak Louder Than Words  
Disclaimer: Disclaimer: NGU Real Estate Ripley | TKG has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.