

**103/40 Gledson Street, North Booval, QLD, 4304**

**CENTURY 21**

**Townhouse For Sale**

Tuesday, 24 September 2024

103/40 Gledson Street, North Booval, QLD, 4304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Josie Smith  
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## Neat As A Pin!!

This property is currently tenanted on a fixed lease agreement for \$400.00 per week until 04/03/2025. (Tenant has stated they are happy to negotiate to vacate earlier).

Welcome to 103/40-56 Gledson Street, North Booval – an excellent opportunity for investors and first-home buyers alike. Nestled in the sought-after Azzura Village gated community, this property offers a potential rental yield exceeding 5% alongside a low-maintenance, lock-up-and-go lifestyle. Residents enjoy access to a large communal pool, relaxing spa, and BBQ area, all in a secure, well-managed complex. Whether you're looking for a smart investment or a hassle-free home, this property delivers unbeatable value in a prime location.

### Features of this property:

- Air-conditioned living area
- Tiled lounge and dining room
- Epoxy flake flooring within the garage
- Dishwasher, electric cooktop and oven, rangehood, pantry, breakfast bar and plenty of cupboard space
- Single lockup remote garage, with space for a second car in front + additional storage and internal laundry
- Two-way entry into the courtyard and covered entertainment area
- 3 carpeted bedrooms, all fit out with built-in wardrobes and ceiling fans.
- Master bedroom is obviously larger with a mirrored built-in wardrobe and its own ensuite.
- Great sized family bathroom with separate tub and a total of 3 toilets throughout.
- Space for a 2nd vehicle in front of single garage
- Private courtyard

### The Location:

The Azzura Village Complex really hit the nail on the head with its location and convenience. Being positioned directly across the street from a bus stop and a short 15-minute walk to Bundamba and Booval train station for those relying on public transport. Ipswich CBD and Riverlink shopping centre are only a 10-minute drive away, this property is within the catchment of both Ipswich East State School and Bundamba Secondary College and nearby to a handful of Private School options such as Ipswich Grammar, St. Mary's College, St. Edmunds College and St. Peter Claver.

With its unbeatable value and strong investment potential, this property is sure to capture the attention from many. Do not hesitate, contact Josie Smith the listing agent as soon as humanly possible.

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