

**107/40 Gledson Street, North Booval, QLD, 4304**



**Townhouse For Sale**

Friday, 16 August 2024

107/40 Gledson Street, North Booval, QLD, 4304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## **Prime Investment Opportunity: Modern Townhouse in Gated Complex with Pool**

Situated within a secure gated complex, this 3-bedroom, 2-bathroom townhouse is an ideal investment opportunity in the thriving suburb of North Booval. Built in 2008, the property features an open-plan living, dining, and kitchen area equipped with a dishwasher, electric stove top, and oven—perfect for modern living.

Each bedroom comes with ceiling fans and built-in robes, ensuring comfort and ample storage. The master bedroom boasts an ensuite, while the other two bedrooms share a well-appointed main bathroom. The private courtyard offers a tranquil outdoor space, adding to the property's low-maintenance appeal. With a single-car garage, and access to a sparkling communal pool, this townhouse is perfectly suited for attracting long-term tenants.

North Booval offers a welcoming community atmosphere with convenient access to local parks, shopping centres, and public transport, making daily errands and commutes a breeze. Nearby schools such as Bundamba State Secondary College and Sacred Heart School ensure quality education options for families, further enhancing the property's appeal to tenants. This townhouse is a solid addition to any investment portfolio.

For investors, this townhouse presents a prime opportunity with its low vacancy rates and high demand for rental properties in the area. The gated complex provides added security, appealing to a wide range of tenants, from young professionals to small families. With a history of steady rental returns and the potential for capital growth, this property is a smart addition to any portfolio, offering both immediate income and long-term investment potential.

For the investor:

Rent: \$345 Per Week

Rental Appraisal: \$420 - \$450 Per Week

Lease end date: 1st December 2024

Body Corporate: \$4,408 Per Annum

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