



Boundaries and dimensions are approximate only.
Interested parties should conduct their own independent enquiries.



SOLD

SOLD BY ROBERT COX

In Real Estate we talk about location, convenience and the opportunity to buy. If these three words are high on your list, this is the home for you situated at North Booval, you have all of these conveniences so very close set in a great street with similar type homes making this a great area to live. This has it all close to rail for the city commuters, close to state secondary, primary and private schools if required. The Booval Shopping Centre is only a 7 minute drive away and has a great list of shops including Big W, Woolworths, medical, a range of banking facilities and several specialty shops. We have Aldi and Costco just around the corner. The CBD, private and public hospitals are only a 10 minute drive.

This impeccably presented brick home showcases 4 generously sized bedrooms. The master bedroom features its own ensuite, walk-in robe, and split air conditioner, while the other bedrooms are equipped with built-in wardrobes, ceiling fans, and ample space for queen-size beds. The lounge area is complemented by a spacious living area with an air conditioning unit. The kitchen offers plenty of bench and cupboard space, a pantry, and stainless steel appliances, including a gas cook top and a dishwasher. Step outside from the living area to a fully covered outdoor entertaining space with retractable blinds, ideal for traditional weekend BBQs. Security screen doors at the front and back ensure safety, and your vehicles can be secured in the double remote-controlled garage. Situated on a fully fenced 600m2 block, the property includes a water tank and a shed in the backyard.

Key Features:

- Water tank
- Fully fenced 600m2 block
- Internal access from garage
- Double remote controlled garage
- Covered outdoor entertaining area
- Living areas with split air-conditioning
- Kitchen with stainless steel appliances
- 4 Bedrooms, with built-in wardrobes and ceiling fans
- Main bedroom includes a walk-in robe, ensuite with a shower

4 BED | 2 BATH | 2 CAR

PRICE:
\$568,960

OPEN FOR INSPECTION:
N/A



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Tyme Real Estate



49 Vivian Hancock Drive **NORTH BOOVAL**

4 | 2 | 2 | 205m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.