40 BODEN STREET, EDGE HILL, QLD, 4870






SOLD

MAKE YOUR BEST OFFER BY 26 FEBRUARY - EDGE HILL AT ITS CONVENIENT BEST. WALK TO SCHOOL, COFFEE SHOPS AND CLOSE TO EVERYTHING ELSE...

A very simple house that you can move straight into (at end of the tenants lease) mid April or leave them there at $540per week - they love living here and would love to stay.
Three bedrooms, the master is huge with two robes, room to add an en-suite if needed externally (with Council approval). The other two are ample, one with robe and both with new air-conditioners. The original bathroom is funky and functional. Complete with an 80's roman bath, vanity and linen cupboard is ideal as a reno project later on.
The huge living area is open plan to the kitchen and dining area. More than enough room for a large corner sofa or whatever configuration you require. Cool breezes for the banks of louvres and feature rock wall - very 80's but delightful.
Outside is a new fence, almost all way round, a custom built 4x2m shed, external laundry and car port. Extra greenhouse area down the side of the garage for storage or planting area.
Easy to maintain garden with established scrubs and trees giving privacy, shade and promoting lovely cool breezes all year round.
Located walking distance to Edge Hill school, coffee shops and everything you need in Edge Hill. Piccone's only minutes away as is the airport, the Botanic Gardens, red arrow for exercise and so much more.
Take a closer look and put your best offer forward by 12.00 on 26 February to make it yours. Call Kendall anytime for more information on 0417 167 695.

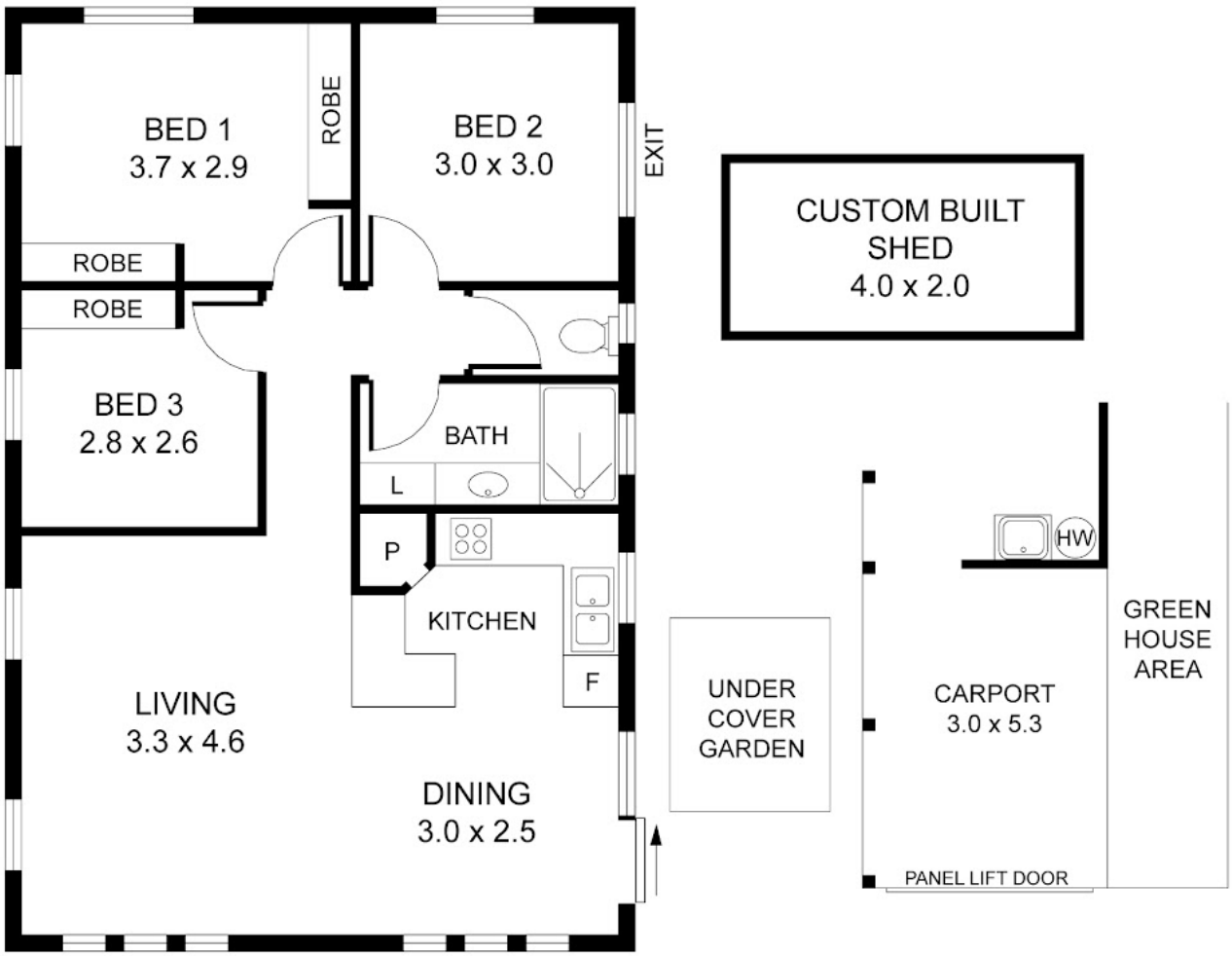
3 BED | 1 BATH | 1 CAR

PRICE:
$555,000

OPEN FOR INSPECTION:
N/A



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Kendall Booth Website



MEASUREMENTS ARE EXTERNAL OF THE ROBES IN THE BEDROOMS

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.

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