



**SOLD**

## HIGH DEMAND INNER CITY LOCATION WITH DEVELOPMENT POTENTIAL

CLASSIC ORIGINAL FEATURES & WALKING WALKING DISTANCE TO RAIL, SCHOOLS & BOOVAL FAIR  
ELEVATED 741SQM BLOCK WITH SPACIOUS REAR YARD & LARGE SHED  
RESIDENTIAL MEDIUM DENSITY (3 STOREYS)

Situated on a traditional 741sqm family sized block, close to shops, schools and transport. This property offers affordability to enter the market in a location ear marked for growth and excellent long term value. The original features of the Queenslander remain attractive and functional and lend scope to add value through cosmetic upgrades in your own time. Ideal for both investors or first home buyers to move in right now and be rewarded with a home and location you will love and enjoy.

Features at a glance include:-

- Two generous bedrooms,
- Gorgeous display cupboards set into rich timber kitchen/dining room divider
- Kitchen proudly encased in stunning stained glass windows
- VJ walls & high ceilings complemented by honey coloured timber floors
- Great storage and workshop areas under the home
- Side access to (approx) 6 x 3.6m shed/ Garage
- Fenced rear yard shaded by established trees & ideal for children's playground
- Walking distance to Booval Rail Station for easy commute to Brisbane CBD
- Very handy to local public and private education facilities
- Close to multiple shopping centres including Booval Fair & Riverlink
- Handy to parks, restaurants, cafes, hospitals, UQ Ipswich Campus & more

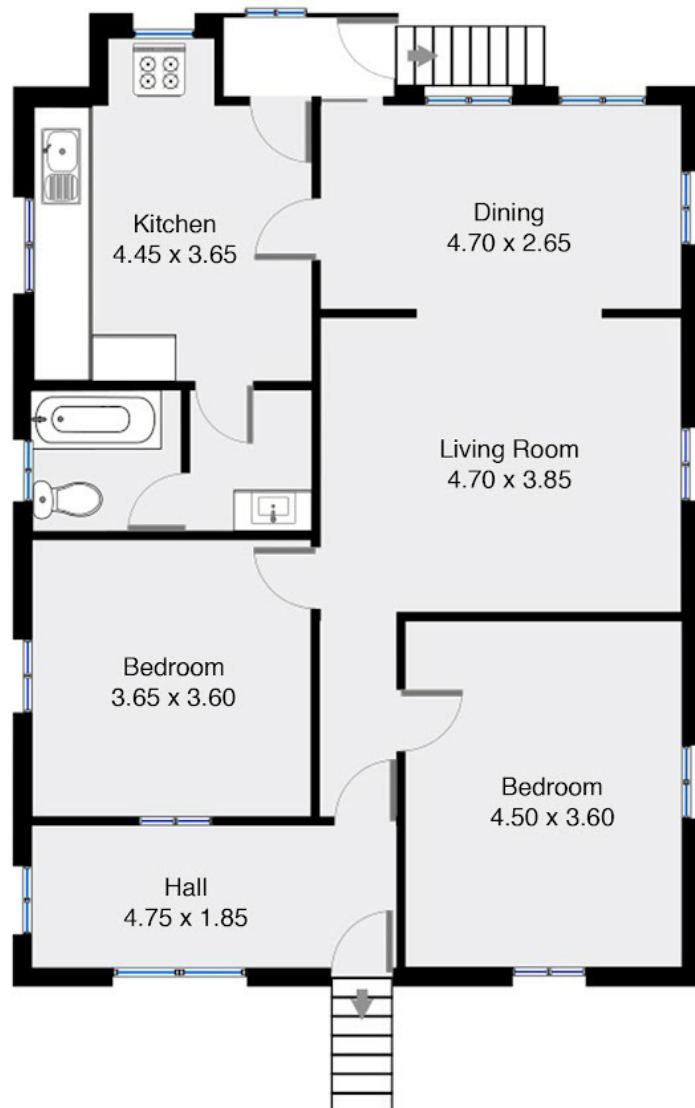
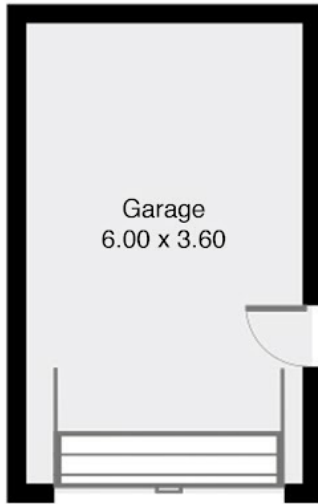
2 BED | 1 BATH | 0 CAR

PRICE:  
\$310,000

OPEN FOR INSPECTION:  
N/A



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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.

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.