

2/44 Bergin Street, Booval, QLD, 4304



House For Sale

Wednesday, 18 December 2024

2/44 Bergin Street, Booval, QLD, 4304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

SPACIOUS GROUND FLOOR UNIT

NOTE: Parking in the complex is for residents and guests - please find suitable parking close-by and walk to the unit when attending viewings.

All situated on the same level and offering a private* courtyard, this impressive 2 bedroom unit in Booval is vacant and ready to go - suitable for owner occupiers and savvy investors. Presented in great condition, this 90's build townhouse/unit offers comfort and space whilst being located close to everything for easy and convenient living.

Inside offers enough space for a lounge and dining area and has 2 bedrooms, both with wardrobes. The laundry, bathroom and toilet are all located in one handy space and the kitchen has plenty of room and storage. Security screens and doors are located from front to back to give you added security. One of the bedrooms and the living/dining areas are serviced by air-conditioning.

You'll be located just minutes walk to the Booval train station, as well as a plethora of shops and services. There is a lock up garage and space for guests to park within the complex. The rear offers a potentially private courtyard, with sliding doors from both the living and the dining space. You would need to consult with body corporate about fencing this area in to be completely private, but it is possible.

In brief:

- 2 bedroom unit with single secure lock up
- Air con to bedroom 1 and living/dining
- Security screens and doors, plus blinds
- Included fridge, washer and dryer (recently replaced)
- Private courtyard, all on ground
- Vacant, ready to go
- Expected rental return of \$450 p/wk
- ICC Rates: \$556.60 (investor)
- Admin Fund: \$298.37 / Sinking Fund \$226.64 / Insurance \$147.90
- Pay On Time Discount \$105 + \$29.60