

24 McGrath Lane, Booval, QLD, 4304



House For Sale

Tuesday, 31 December 2024

24 McGrath Lane, Booval, QLD, 4304

Bedrooms: 3

Bathrooms: 1

Type: House



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## Charming Home in Quiet Booval Street – 754m<sup>2</sup> Block

Nestled in a peaceful street in the popular suburb of Booval, this delightful home sits on a generous 754m<sup>2</sup> block and offers a perfect blend of comfort and functionality. Currently tenanted until January 2026, it's an ideal investment or future family home.

- **Spacious Living Areas:**

- o Sunroom at the entry, perfect as an additional living space or home office.
- o Formal lounge for relaxation and entertainment.

- **Well-Designed Layout:**

- o 3 generously sized bedrooms plus a study.
- o Open-plan kitchen and dining area with neutral tones throughout.
- o Functional kitchen with ample cupboard and bench space, plus a hidden walk-in pantry.

- **Outdoor Living:**

- o Rear deck ideal for entertaining or enjoying cool breezes and garden views.

- **Convenience and Security:**

- o Ceiling fans and security screens for comfort and peace of mind.
- o Large laundry at the rear with extra storage space.
- o Fully fenced backyard with access through a secure lockable carport door.

The expansive backyard offers endless possibilities with ample space for a pool or shed. Located in the heart of Booval, 24 McGrath Lane offers convenient access to public transport, several local schools and shopping centres. Nearby primary schools include Bundamba State School, Sacred Heart School, Silkstone State School. For shopping needs, residents can visit Booval Fair Shopping Centre, which features a variety of specialty stores, and other nearby retail options such as Bunnings Warehouse and Aldi.

Additionally, the property is within walking distance to local amenities, including a hotel, doctor, post office, and park, enhancing the convenience of this location.

To secure your opportunity to inspect this property, contact Kirsty or Mike today for a welcomed inspection.

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