

**6/43 South Station Road, Booval, QLD, 4304**



**Townhouse For Sale**

Wednesday, 27 November 2024

6/43 South Station Road, Booval, QLD, 4304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Lee Knutsen  
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## Spacious townhouse in great location

Calling all investors, first home buyers and downsizers!

This immaculately presented 2-bedroom townhouse offers the perfect blend of comfort, convenience, and low-maintenance living. Ideally located at the rear of the beautifully landscaped Booval Terraces complex, this property enjoys peace and privacy as well as being one of only 12 townhouses. Enjoy the central location with all amenities only a stone's throw away.

Tightly held by the same family for the past 25+ years, this home has seen plenty of cherished memories. Now, it's your opportunity to create your own.

### Property Features:

- 2 well-sized carpeted bedrooms with built in wardrobes. Master bedroom features Juliet balcony & split system air conditioning
- Family bathroom with W/C, bath, shower & vanity
- Well-appointed kitchen with freestanding stove & plenty of bench space
- Open plan tiled living, dining & kitchen with split system air conditioning
- Single garage with remote door & internal access
- Walkthrough laundry with direct access to back courtyard
- Handy second W/C downstairs
- Fully fenced & private courtyard out the back with sliding door access from the dining room or laundry, perfect for entertaining or relaxing
- Security: The townhouse is fitted with security screens throughout, and the complex benefits from an intercom system & automatic gate for added peace of mind
- Low body corporate fees of \$1,380 per annum

### Location Highlights:

This home is perfectly situated with all essential services just moments away.

- Only 1 min (200m) to Booval Fair Shopping Centre
- 1 min (190m) to Aldi on South Station Rd
- Quick access to public transport with Booval Train Station a mere 1min drive (200m) away and Bus stops also nearby
- Numerous public & private schools are also close by
- Only 7 minutes to Ipswich's CBD, & approximately a 40-minute drive to Brisbane CBD

This well-presented townhouse won't last long, so contact Lisa or Lee today! Offers closing Wednesday 4th December.

**\*\*Disclaimer:** All information is provided in good faith and is accurate to the best of our knowledge, but House Property Agents takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.