My Platinum Pty Ltd TAs First National Real Estate Action Realty Ipswich
48 Warwick Road,
Ipswich QLD 4305

1/45 Walkers Lane, Booval, QLD 4304

Offers Over $699,000

House 3 1 1









THE DUPLEX THAT DELIVERS

- IMMACULATELY MAINTAINED 1 OWNER HOME
- SPACIOUS LOWSET DUPLEX
- APPROX 400M2 BLOCK
- MINIMAL BODY CORPORATE FEES (INSURANCE ONLY)
- 3 SPACIOUS BEDROOMS WITH BUILT-INS
- 2 X SPLIT SYSTEM AIR CONS
- OPEN PLAN KITCHEN, DINING, LOUNGE
- LARGE TILED ENTERTAINMENT AREA
- 2 HANDY GARDEN SHEDS & WATER TANK
- QUIET STREET, LOW MAINTENANCE LIVING
- SHORT DISTANCE TO ALL AMENITIES

Open for Inspection

By Appointment.

Positioned in a quiet and well-kept pocket, this immaculate lowset brick duplex is the kind of property that instantly feels like home the moment you step inside.

Lovingly maintained by the one owner since its 1994 build, this residence has been exceptionally cared for and presents a fantastic opportunity for downsizers, first home buyers, retirees or savvy investors chasing low-maintenance living without compromising on space, comfort or lifestyle.

Sitting on approximately 400m², this property offers the perfect balance of practicality and easy living, with room to spread out both inside and out - something that's becoming increasingly hard to find in duplex living.

One of the standout features here is the affordability of the ongoing costs, with the only body corporate expense being half the insurance, approximately $1,800 per year each. It's a refreshing option for buyers wanting the benefits of duplex living without the hefty fees often attached.

From the moment you arrive, you'll appreciate just how well this home has been cared for over the years. The front courtyard creates a welcoming entry, while security screens fitted to all accessible doors and windows provide added peace of mind and comfort. Inside, the home feels bright, spacious and incredibly inviting, with tiled living areas, downlights throughout and a thoughtful layout designed for everyday ease.

All three bedrooms are generously sized and feature built-in wardrobes along with updated flooring, giving the home a fresh and modern feel while still maintaining

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.