



12 Mcgrath Lane, Booval, QLD 4304

OFFERS OVER \$729,000

House 2  1 



HOME IS WHERE THE HEART IS...

Welcome home to this charming 1950's cutie with its stunning polished timber floors, soaring ceilings and gorgeous original casement windows.

From the street this home is the complete package with a white picket fence and wide street frontage.

Once you step inside the yard you will soon discover the bonus of side yard access to your single carport as well as ample room to access the generous 776m2 block of land that is totally flood free and centrally located.

Let's talk about the structural integrity of this home for a moment because it rates a mention. Built to last using a full hardwood frame, now boasting new steel stumps under the home and with the addition of a new colourbond roof that was replaced in 2015 you should have years of stress-free enjoyment living here.

Inside the home a thoughtful floorplan showcases two large bedrooms one with a built-in wardrobe, a spacious air-conditioned lounge room with plenty of windows for natural light that is complemented by fresh internal paintwork through the interior of the home .

The bathroom of the home has been updated with new flooring and is both functional and well located close to the bedrooms.

The heart of the home is the appealing "Retro" kitchen, complete with display cabinets, 1950's accents everywhere and my personal favourite a built-in corner seating area that creates the perfect spot to enjoy a coffee before the day begins.

This lovely home also boasts an internal laundry for ease of living and for relaxation time you will love the quaint rear deck located just beyond the kitchen.

Outside this home continues to impress with multiple herb and raised vegetable gardens, an abundance of fruit trees and a well-drained block of land for younger family members to enjoy.

A quick google search will show just how many shops, clubs, schools and public transport options are located within a short drive or walk from the home including the Booval train station that is only a 17 minute walk from the home.

For the savvy investor this home offers a healthy expected rental return that is just another reflection of this great location

Listed By

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Open for Inspection

By Appointment.

