

2 Bridge St, North Booval, QLD 4304

Sold - \$540,000

House 2  1  1 



## CHARMING HOME IN NEED OF A LITTLE TLC

- COLONIAL-STYLED HOME
- 2 SPACIOUS BEDROOMS WITH A SLEEPOUT
- OPEN PLAN LOUNGE AND DINING ROOM
- LARGE KITCHEN
- FULLY FENCED 816M2 BLOCK
- MASSIVE STORAGE AREA UNDER THE HOME
- LAUNDRY LOCATED IN THE REAR OF THE HOME
- WITHIN WALKING DISTANCE TO THE TRAIN STATION
- ONLY MINUTES TO THE WARREGO HIGHWAY
- APPROXIMATELY 40-MINUTE DRIVE TO BRISBANE CBD
- JUST OVER AN HOUR DRIVE TO TOOWOOMBA
- SHOPS & PARKS ALL WITHIN WALKING DISTANCE

**Open for Inspection**

By Appointment.

Step into timeless charm with this beautifully presented Colonial-style home, perfectly positioned on a fully fenced 816m<sup>2</sup> allotment. Once you enter from the porch, you'll discover a thoughtfully laid-out interior offering both comfort and character.

This delightful residence features two oversized bedrooms, each with direct access to a sizeable sleepout - the perfect spot for a home office, kids' playroom, or peaceful retreat. The open-plan lounge and dining area provide a warm and welcoming space for everyday living, seamlessly flowing into a spacious kitchen with ample room to cook and entertain.

Just off the kitchen, you'll find the home's bathroom, while the laundry is conveniently located at the rear, offering easy access to the backyard. The expansive yard provides endless potential - whether you're dreaming of a lush garden, a play area for the kids, or even space for future extensions. With a little TLC this could be your dream home.

This home is perfectly positioned being within walking distance to the train station with direct access to the Brisbane Ipswich line and is walking distance to shops and parks. Brisbane CBD is an approximate 40-minute drive while the drive to Toowoomba is just over an hour.

Additional benefits include an enormous under house storage with room to park your car.

### Listed By

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