

8 Mill St, Booval, QLD 4304

Sold - \$546,000

House 3  1  1 



## RACING INTO OPPORTUNITY

Positioned just a stone's throw from the Ipswich Racecourse, this 3-bedroom home at 8 Mill Street, Booval offers a rare opportunity for buyers with vision and a passion for horses or the racing lifestyle.

**Open for Inspection**

By Appointment.

Set on a generous 607m2 flood free block with existing horse stables, the property is in need of some TLC - but the potential is undeniable. Whether you're looking to renovate, rebuild, or invest in a location that puts you right near the heart of Ipswich's racing scene, this is your chance.

With the Ipswich Cup just around the corner, now is the perfect time to secure this unique property and capitalise on the area's strong connection to horse racing. Imagine creating a customised retreat just minutes from the track.

### Property Features:

- 3-bedroom house in need of renovation
- On-site horse stables - ideal for racing or equestrian enthusiasts
- Flat, usable block with endless possibilities
- Walking distance to Ipswich Racecourse
- Close to shops, schools, and public transport

Opportunities like this are few and far between. Whether you're ready to roll up your sleeves or start fresh, 8 Mill Street is your chance to stake a claim in one of Ipswich's most exciting locations.

Act fast - with the Ipswich Cup fast approaching, this one won't stay under the radar for long!

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### Listed By

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