

12/40-56 Gledson St, North Booval, QLD 4304

Sold - \$220,000

Unit 3  2  1 



TIMBER DECK + RENO'D + POOL - 6.9% RENTAL YIELD

Are you a first home owner? Wanting to invest in a property with high returns? Or perhaps just looking for a lock up & leave lifestyle? Either way this beautiful affordable two-story unit is PERFECT for you. Offering 6.9% rental yield, community pool, highset timber deck and patio, electric gates controlled by remote, fans in every bedroom, dishwasher and much more, you don't want to miss out on this one.

Open for Inspection

By Appointment.

As you arrive at the gated community complex, you will instantly notice that Unit 12 is located right at the front, nestled in a quiet area. Not only are you getting a flood-free unit, you also gain access to the on-site property manager and groundsman whom are available during business hours. Furthermore, included in this property is access to the large gated community swimming pool, picnic area and BBQ area. This complex truly offers everything.

As you enter the property, you are welcomed by a beautiful air-conditioned living area that is both spacious and comforting. You will notice during the day that the living area lights up like a Christmas tree from all the natural light glistening through the windows. If you would prefer a more 'cave-like' experience, simply close the sun-blocking blinds and enjoy. From the living area you are greeted by a modern kitchen with stainless steel appliances, plenty of storage, dishwasher and a large countertop that can fit 3-4 barstools (we love décor).

To service downstairs you have access to a separate toilet (1 of 3 in the whole unit), a laundry room and an automatic lock-up garage. When you walk outside (through one of two doors leading to the backyard), you will instantly notice a decent-sized fully fenced backyard with freshly landscaped gardens and a spacious covered patio (enough space to easily fit a BBQ and an outside table and chairs).

To access upstairs, you have beautiful internal stairs with a safety railing (safety first), which leads to a large main bedroom that comes complete with a ceiling fan, large built-in wardrobe (with mirrors) AND a modern ensuite. The other two bedrooms that are located upstairs both have built-in wardrobes also however bedroom 2 includes a TIMBER DECK that faces a peaceful large park area. To service the rest of the household is a spacious bathroom that comes complete with a separate bathtub and shower.

This breathtaking unit is located across the road from a large open park area (great for picnics) that has free exercise equipment you can use and a dog park. There is a bus stop across the road and a train station (Bundamba train station) less than a 15 minute walk. Your closest supermarket, Booval Fair, is only a 4 minute drive from the property and Ipswich CBD and Riverlink Shopping Centre are less than a 15 minute drive.

If you are looking for a great deal with PLENTY of value, this my friend is it! With prices skyrocketing, affordable properties like this will be a thing of the past! To

Listed By

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