

70 David St, North Booval, QLD 4304

Sold - \$315,000

House 3  1  1 



## INVESTOR ALERT - POTENTIAL 6.71% RETURN!

### INVESTOR INFORMATION:

The projected rental return for this property is \$400.00 per week.

Current vacancy rate is 0.7%

Ipswich City Council investor rates are approx. \$508.95 per quarter.

(\*Based on your purchase price of \$310,000 and rental return of \$400 per week)

Please view the floor plan to engage with the layout.

- 850 M2 ALLOTMENT.
- VACANT DETACHED DWELLING.
- 1995 BRICK AND TILE CONSTRUCTION.
- FENCED BOUNDARIES.
- 5,000 LITRE WATER TANK.

### COME INSIDE:

- 3 BEDROOMS PRESENT WITH CEILING FANS.
- SPLIT SYSTEM AIR-CONDITIONER TO THE MAIN BEDROOM.
- LIVING ROOM PRESENTS WITH A SPLIT SYSTEM AIR-CONDITIONER.
- LIGHT FILLED KITCHEN WITH PANTRY, ELECTRIC OVEN AND COOKTOP.
- SEPARATE BATH AND SEPARATE STEP-IN SHOWER.
- INDEPENDENT W/C.
- LAUNDRY IS LOCATED IN THE GARAGE.
- SECURITY SCREENS TO THE WINDOWS AND FRONT AND REAR DOORS.

### COME OUTSIDE:

- SINGLE LOCK UP GARAGE.
- FLAT REAR YARD.
- REAR COVERED PATIO AREA.
- SIDE FENCE TO THE PREMISES

### Listed By

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### Open for Inspection

By Appointment.

