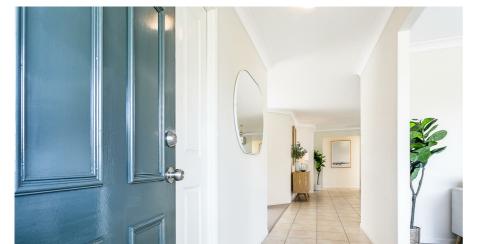
Sold - \$450,000

25 Baden Jones Way, North Booval, QLD 4304

House 4 ■ 2 = 2 =













Open for Inspection

By Appointment.



IMMACULATE MODERN LIVING.

Our 2009 build, Ex-Department of Defence home presents for sale.

Please view our floor plan to work out how you will use all this space!

- FOUR BEDROOMS MAIN IS ENSUITED + WIR +AIR-CON.
- THREE SEPARATE LIVING SPACES.
- TWO BATHROOMS.
- \bullet OPEN PLAN LIVING AND DINING ROOM COMPLETE WITH A/C.
- FULLY FENCED, SECURE YARD.
- 3 AIR-CONS IN TOTAL.

Confirming that photos are from previous tenancy in 2021.

Please note we have respectful tenants in place on a fixed lease to the 20/10/2022 paying \$380.00 per week.

Please call the Agent to discuss how all this works.

The new rental return would be is approx. \$450.00 to \$480.00 per week.

Urban Utilities Water rates approx. \$261.82 per quarter.

ICC investor rates approx. 514.55 per quarter.

Suncorp Classic Home Insurance approx. \$1,518.27 per annum.

COME INSIDE.

Your carpets and internal paint were brand new in 2021. Lucky you.

Light streams into all your rooms from all angles with secure screening in place.

Fresh tiling throughout the high traffic areas.

Modern finishes throughout.

Open plan living and dining with air conditioning and immediate access to family alfresco living.

Your kitchen is complete with gathering bench and you have gas cooking, pantry and comprehensive storage.

Restorative family bathroom is complete with a traditional bath for your magnesium soaks, step in shower and has the room to swing a towel!

Listed By

Helene Shephard Phone: (07) 3281 3800 Mobile: 0411 896 158



Listing Number: 3290935