

25 Baden Jones Way, North Booval, QLD 4304

Sold - \$450,000

House 4 2 2



## 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.
- 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!

Imagine the formal dining as your Zoom room or homework station. Keeps the family connected.

### Listed By

Helene Shephard

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Open for Inspection

By Appointment.