

1 French St, Booval, QLD 4304

Sold - \$515,000

House 2  1  2 



## CHARM, CHARACTER & POTENTIAL

- CHARMING PERIOD HOME ON 840m2
- BOASTING TWO HUGE BEDROOMS
- LARGE MAIN LOUNGE ROOM
- NEW STUMPS WHERE REQUIRED
- ROOF HAS BEEN REPLACED
- AIR-CON, LEAD LIGHT & SHED
- SOME UPDATED PAINTWORK
- GORGEOUS STREET APPEAL
- WALK TO SHOPS, TRAIN & BUS
- NEW ELECTRICAL WIRING

### Open for Inspection

By Appointment.

I just love a Colonial home, the soaring ceilings, the original honey coloured hoop pine floors and the stunning leadlight windows.

This home has the Quintessential Queenslander street appeal with a gorgeous double gable roofline, large front verandah and original window hoods.

Set up high to take advantage of the summer breezes and to add to your private lifestyle you will find this charming home sitting proudly on 840m2 of flood free land with side yard access.

On the upper level you will discover two larger than normal bedrooms, with the master boasting stunning period windows.

The main lounge room is also well sized and now features a new split system air-conditioner and also offers direct access to the covered side verandah via French doors with coloured glass features.

The kitchen of the home is practical and offers plenty of storage space as well as a walk-in pantry and an island bench.

There is a quaint enclosed area to the rear of the home just opposite the kitchen which would make an ideal sitting area or home office and has easy access to the main bathroom which boasts a gorgeous claw foot bath and mini orb feature.

### Listed By

Glenn Ball  
Phone: (07 ) 3281 3800  
Mobile: 0432 822 457

Lisa Jensen  
Phone: (07) 3281 3800  
Mobile: 0402 367 151

