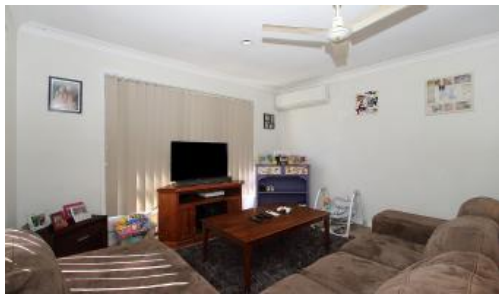




**51 Selwyn St, North Booval**



## Fabulous Investment or First Home

This low set 4 bedroom brick and tile home located in North Booval has had a mini makeover with fresh paint and the roof repointed.

With a private entrance to a light and bright open plan living and dining area. Split system airconditioning will make the coming chilly mornings much more pleasant. With the adjoining kitchen providing plenty of bench, cupboard and pantry space cooking will be a breeze. Easy care tiles throughout the living areas and hallway

The master bedroom is a great size with adjoining ensuite and good cupboard space. The other 3 bedrooms are carpeted, have built ins and fans.

The property is fully screened with security doors also and ceiling fans throughout.

The double garage looks after the cars, the garden shed looks after the garden equipment and the water tank can look after the lawn. The fully fenced back yard has plenty of room for a shed, trampoline or room for kids to play. Back yard access is also easy through the large farm gate and the block size is 669sqm

The property is currently tenanted until 04/08/2021 at \$315 per week with fabulous tenants in place and happy to sign a new lease when the time comes.

This property was affected by 2011 floods and current insurance with Suncorp is under \$2000 per annum.

4 2 2

**Price** SOLD for \$260,000

**Property Type** Residential

**Property ID** 1509

### Agent Details

Bronwyn Handley - 0421 926 276

### Office Details

Newtown  
83 Brisbane Rd Newtown QLD 4305  
Australia  
07 3202 3877



This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.