



**46 Walkers Lane, Booval**



## Hey! Good Lookin'

This lovely 3 bedroom colonial home located at 46 Walkers Lane Booval is looking great. With fresh internal paint, matt satin polished floors and the external painted not so long ago, there is not much left to do, except make it your own.

Featuring a front and side veranda there's plenty of room for entertaining with easy access to the kitchen and lounge.

Entering through the front door you will notice the beautiful coloured glass which features throughout the home.

The typical Colonial layout has 2 large bedrooms at the front, the main bedroom with built in and ceiling fan, with the 3rd bedroom off the lounge with ceiling fan and built in also. Plenty of room in all the bedrooms for large beds and still have space.

The living area is spacious and offers access to your side veranda through French doors which also allows a beautiful breeze through the home. You will also notice the new polished floors, finished in a matt satin throughout the home.

A great sized dining room and study nook with great shelving sits at the rear of the house and features coloured glass sliders making the room light and bright. Being adjacent to the kitchen makes meal time effortless.

The timber kitchen is a fantastic size with so much storage, you may have empty cupboards. With plenty of bench space and 3 pantries, you won't want for space and once again the coloured glass windows highlight the

3 1 2 804 m2

**Price** SOLD for \$525,000  
**Property Type** Residential  
**Property ID** 1540  
**Land Area** 804 m2

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room. With easy access to the side verandah for the morning cuppa.

A family bathroom has tessellated tiles, colonial features and a shower over the bath.

The 804sqm block is fully fenced, leafy and has a double carport. The laundry is under the house which is fully concreted and will provide extra space.

Located in a lovely quiet street but close to all amenities, this is a home waiting for its' new family to love.

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