

Sold



4 Helen St, North Booval



## Move in and Relax!!

This great low set 3 bedroom home is ready for new owners to call her their own. Suitable for first home buyers, investors or downsizers - don't miss this great opportunity.

The property has been fully re-fitted from top to bottom with brand spanking new kitchen, bathroom, paint and floor coverings.

Walk up the front stairs and you will be greeted with a lovely front verandah which accesses the house through the front door or the sliding glass door.

A large lounge room has plenty of room for any sized lounge and is a great place to relax. The dining room and kitchen adjoins the living area and has new lino planks which certainly brighten the area up. With top and bottom cupboards and a pantry, there is plenty of cupboards and bench space to cook a gourmet feast fit for a King. The electric stove and hot plates are brand new, as is the range hood. The kitchen overlooks the rear yard and catches a lovely afternoon breeze.

The bedrooms are a decent size and the master and second bedroom both have built ins with sliding doors. A double door linen cupboard in the hallway provides plenty of room for life's essentials.

The bathroom is a natty two way bathroom with access from the master bedroom. A shower over the bath with fixed glass panel and a decent sized vanity. There is a separate toilet opposite with a laundry space as well.

The bathroom and toilet facilities are perfectly located when entertaining on the huuuuuge covered deck. This is really a second living and dining room

3 1 749 m2

**Price** SOLD for \$325,000  
**Property Type** Residential  
**Property ID** 1611  
**Land Area** 749 m2  
**Floor Area** 98 m2

### Agent Details

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area or add a pool table and it becomes a games area - the choice is really yours.

There is fencing around the property and a gate at the single carport, which allows back yard access with plenty of room for a shed or a pool in the future.

Offering full security screens and doors and smoke alarm compliant to new legislation. The home is close to schools, shops and transport.

Rental appraisal \$380 - \$400 per week

Note: This property has been affected by flooding, but now you have practically a brand new home.

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