



**Unit 11, 8-12 Bergin St, Booval**



## Secure complex in Booval

WOW you won't need the car for this unit. Located within walking distance to shops, Doctors, bus and train.

This wonderful 2 bedroom townhouse located in Booval has been kept beautifully. Walk in to a lounge room that is a great size for everything you could possibly need. There is a split system aircon to keep the temperature where you want it and timber floors. There is also a separate dining room off the galley style kitchen with gas cooking and a large window to make it light and bright.

Laundry is also located on the ground floor with easy access to the outside area for the weekly chore. There is also a second toilet off the laundry.

The outside goes to a decent sized timber deck, so plenty of room for an outside lounge or BBQ table, or both.

Easy access from the garage directly into the unit is available, plus some storage space under the stairs.

Up the stairs and you will find a second lounge room and 2 decent sized bedrooms. The master has an airconditioner and built in robes. The second bedroom has built in robes.

The main bathroom with separate shower to bath is spacious and was refurbished a few years back.

The property is fully screened with security screens and doors downstairs and fly screens upstairs.

2 1 1

**Price** SOLD for \$262,500

**Property Type** Residential

**Property ID** 1573

### Agent Details

Bronwyn Handley - 0421 926 276

### Office Details

Newtown

83 Brisbane Rd Newtown QLD 4305

Australia

07 3202 3877



This property has been nicely looked after with the current tenant being at the property for the last 5 years. Happy to stay on if our buyer is an investor, otherwise happy to move on in August at the end of his lease. Currently paying \$285 per week, but current rental appraisal is \$300 per week.

Rates                    \$475.95 per quarter

Body Corporate    \$500.98 per quarter - Administrative Fund  
                             \$382.24 per quarter- Sinking Fund

Call Bronwyn on 0421 926 276 or 3202 3877 to book your private inspection now.

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