

Leased



41 Railway St, Booval



## LUXURY & MODERN COMFORT

Discover the luxury and modern comfort of 41 Railway Street, Booval — a beautifully renovated three bedroom, two bathroom residence that combines contemporary living with everyday practicality. Positioned in a highly desirable area, this home is just steps away from the Booval train station and a short stroll to Booval Fair Shopping Centre, making convenience a key feature. Situated on a generous 612m<sup>2</sup> flat block the property benefits from privacy and peace, from a buffer of neighbouring homes between it and the train line, minimizing the noise.

Entering through the foyer, you're immediately greeted by the warmth of polished timber floors that flow throughout the abode. Separate air-conditioned living and dining space provide comfort for the whole family, with a bonus rumpus room perfect for extra space or entertaining. At the heart of the home, the newly renovated kitchen is both stylish and highly functional, offering soft-close cabinetry, sleek stone countertops, new appliances, and ample workspace. Outdoors, a spacious covered patio stretches the width of the home, providing an ideal setting for alfresco dining or relaxation.

Key Features:

3 2 1

**Price** \$600 per week

**Property Type** Rental

**Property ID** 1350

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team

1300 040 728

PROPERTY TEAM

- Fully renovated throughout
- Three bedrooms, all equipped with ceiling fans and modern built-in wardrobes. The master bedroom includes air conditioning and an ensuite, while the third bedroom has a convenient study nook.
- Polished timber floors throughout, adding timeless appeal
- Contemporary kitchen with soft-close drawers, stone benchtops, overhead storage, and brand-new appliances, including a dishwasher
- Sleek and stylish main bathroom with a tiled shower recess, separate bath, and shower
- Spacious open-plan living area with access to the rumpus room for added versatility
- Full-length covered rear patio, perfect for outdoor entertaining
- Fully fenced 612m<sup>2</sup> block
- Single garage with internal access, plus additional off-street parking on the concrete driveway
- Updated laundry with stone benchtops for extra convenience

#### Prime Location:

- Centrally located in a sought-after Booval pocket
- Only 100m to Booval train station for easy commuting
- Less than 1km to Booval Fair Shopping Centre and Brisbane Road
- A short 10-minute drive to Ipswich hospitals and the bustling Ipswich CBD, offering shopping, dining, and entertainment options
- 20 minutes to Amberley RAAF Base
- 40 minutes to Brisbane CBD

#### Disclaimer:

Every effort has been made to ensure the accuracy of the information provided in this advertisement. However, Local Property Team does not accept any liability for errors or omissions.

All details are considered to be correct at the time of publication.

Prospective tenants are advised to verify any specific requirements—such as internet connectivity (e.g., NBN availability)—with relevant service providers prior to submitting an application.

*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.*