



Boondall, 157 Aberdeen Parade

Level 505sqm block with Original 4 Bedroom Home — Walk to Train

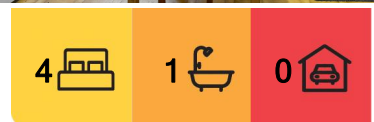
Conveniently positioned within just 200 metres of the Boondall train station, this deceptively large home includes 4 bedrooms (plus study) and is set on a flood free and very level 505sqm block. The property presents as an affordable home or investment or ideal renovation project.

This is a corner block and offers a north/east facing aspect. The home is in an original, but serviceable condition and is rented until February 2025 to an excellent long-term tenant for \$450 per week. The tenant would love to continue renting the home should it be purchased by an investor.

The spacious floorplan includes a sunny front balcony, sizeable lounge room, original, but tidy kitchen and meals area, 4 bedrooms, a study, family bathroom and an internal laundry. There is tremendous scope to refurbish and alter the floorplan if desired to add further



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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LJ Hooker Aspley | Cherside
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value.

This desirable location is just 15 kilometres from the CBD and provides easy access to the Gateway Motorway and Brisbane Airport. The property is within the Boondall State School and Sandgate District Highschool catchments and is just 5 minutes from St Joseph's Nudgee College. Queensland's largest Shopping Centre, "Westfield Chermshire", is 15-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

Delay will ultimately mean disappointment if you don't act quickly on this outstanding opportunity! For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

Quick Facts:

Land Size: 505m2

Aspect: North/East facing

Current Rent: \$450 per week —Lease expires February 2025

Council Rates: Approximately \$515.85

Water compliant: Yes

School Catchments: Boondall State School and Sandgate District State High School

More About this Property

Property ID	39CJF1R
Property Type	House
Land Area	505 m ²

Daniel Waters 0412 847 849

Principal, Registered Valuer and Sales Consultant | dwaters@ljhooker.com.au

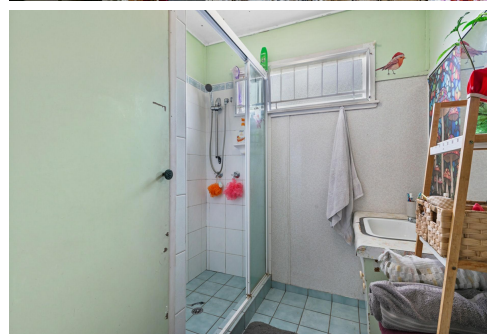
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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