







42 Stafford Street, Booval

THE SHED YOU'VE BEEN WAITING FOR, THE QUEENSLANDER YOU'LL LOVE

There's something special about a classic Queenslander-and this one has all the features that make these homes so loved. From the striking street appeal and traditional weatherboards to the timber VJ/T&G walls and beautiful 6-inch hoop pine floors, this 1920s home is packed with character and waiting for its next chapter.

Whether you're searching for your first home, a renovation project, or an investment with future potential, 42 Stafford Street offers the space, charm, and opportunity to make it your own.

The Home

- Three generous bedrooms plus a versatile sunroom/enclosed front verandah, perfect as a home office, reading room or kids' play area.
- Air-conditioned living area flowing through to the kitchen.
- Functional bathroom with scope to modernise and add value.
- Enclosed rear deck providing additional living space or the perfect starting point for a future renovation.

3 1 3

FOR SALE
$770,000+ I HUGE THREE BAY SHED I

VIEW
Sat 7th Nov @ 12:45PM - 1:15PM

AGENTS
James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

AGENCY
LJ Hooker Property Centre
(07) 3286 2500

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.

LJ Hooker

The Shed

If you need space, this is where the property truly stands apart.

A huge 9m x 9m powered shed sits at the rear of the block with excellent side access, making it ideal for tradies, car enthusiasts, hobbyists, extra storage or the ultimate workshop.

The Block

" 607m² allotment.
- Flood-free in all known flood events.
- Plenty of room for gardens, entertaining or future improvements.

Convenient Booval Location

Enjoy easy access to everything you need:

" Booval Fair Shopping Centre —1.1km
" Booval Train Station —1.3km
" Riverlink Shopping Centre —4.5km
" Ipswich CBD —4.5km
" Brisbane CBD —approximately 36km
- School catchments include Bundamba State School and Ipswich State High School.
- Close to local parks, sporting facilities and everyday amenities.

Why You'll Love It

Character homes with this combination of original charm, a substantial powered shed and a flood-free block are becoming increasingly difficult to find. Whether you're looking to move straight in, renovate over time or invest in a quality location, 42 Stafford Street presents outstanding potential in one of Booval's established neighbourhoods.

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.











MORE DETAILS

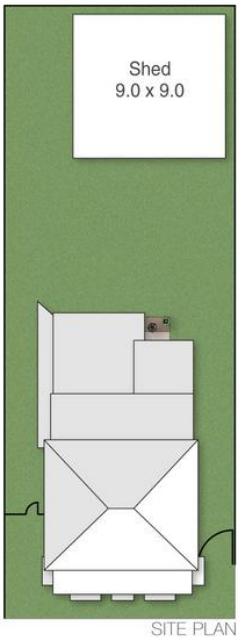
Property ID	BUH9F2S
Property Type	House
House Size	105 m2
Land Area	607 m2
Including	Air Conditioning
	Deck
	Floorboards
	Fully Fenced

James Carmichael 0408 455 771
Licenced Real Estate Agent | jcarmichael@ljhpropertycentre.com.au
Nick Marshall 0435 608 324
Associate | nmarshall@ljhpc.com.au

LJ Hooker Property Centre (07) 3286 2500
152-164 Shore St West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au

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.





SITE PLAN

N

42 Stafford Street, Booval

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS.
FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED .

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.