

## North Booval, 74 Nimmo Street

### COMPLETE RENOVATION - QUEENSLANDER CHARM!

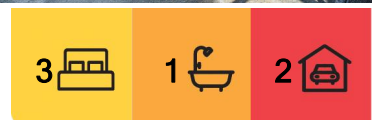
74 Nimmo Street in North Booval offers a blend of all things we have come to love in a Queenslander; character, charm, atmosphere and picture-perfect style accompanied with timeless elegance in a modern colour palette; whites and greys surrounded by crisp lines, lush lawns and soft foliage.

Sweet dreams are made of these:

- Character filled, indoors and out
- New double carport
- Outdoor entertaining space, as well as covered deck
- Fresh internal and external paint
- Separate lounge and dining spaces
- Oversized bedrooms with ceiling fans and built-in-robos
- New kitchen and bathroom
- 635m2 flat land with lush landscaping



**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.



**For Sale**  
OFFERS OVER \$719,000

**View**  
[ljhooker.com.au/1EEBH31](http://ljhooker.com.au/1EEBH31)

**Contact**  
**Nick Bowen**  
0417 871 042  
[n.bowen@ljhookerproperty.com.au](mailto:n.bowen@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**

Nearly every inch of this home has been lovingly restored and it shows; from the boundary fencing, to a brand new concrete driveway drawing attention to a commanding and elevated facade adjoining a new double carport and wide front veranda. The grounds are level having been fully re-turfed, and will be a fan favourite for children and pets combined, with a shady tree, swing and planter box in the front yard, with a hills-hoist clothesline and water tank, including water pump in the rear.

The outdoor entertaining space is perfect for those cooler evening dinners with plenty of space for dining and lounge, while the veranda is again big enough for both, and is fully covered for year round entertaining.

Inside too is completely renovated; full internal paint throughout, with a new kitchen as well as a new bathroom. All features and characteristics of a Queenslander have been kept and enhanced further with timber VJ walls and ceilings, stained glass window and doors, timber fretwork and breezeways and the original pine timber floors revived and polished in a comfortable soft matte varnish.

The floorplan here is fantastic where all three bedrooms are of great size, and located at opposite corners of the house, each featuring ceiling fans and built-in robes! The bathroom has been fully replaced and is brand new with bath and a second toilet added. A laundry has also been incorporated inside to help compliment today's lifestyle, with easy access to rear stairs to the clothesline as well.

Perched high adjacent Jack Barkley Park, 74 Nimmo Street is convenience rich; right nearby is a convenience store, you're within walking distance to Booval Train Station with bus stops immediately nearby as well. Aldi is 1.3km drive, while Booval Fair Shopping Centre and Woolworths is a further 300m. Bundamba State Secondary College is only a 1.5km walk away with Ipswich East State School just 2.2m drive.

A picture perfect home of impressive size, filled with character and charm; contact Nick Bowen today to arrange your own inspection, or you might just miss out!



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## More About this Property

<b>Property ID</b>	1EEBH31
<b>Property Type</b>	House
<b>Land Area</b>	635 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Water Tank

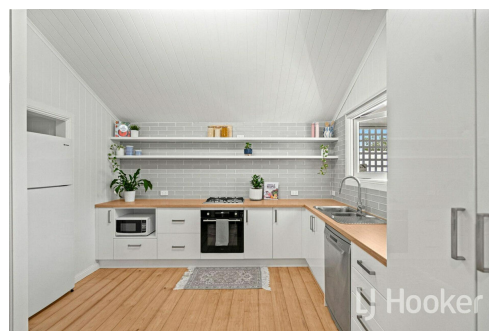
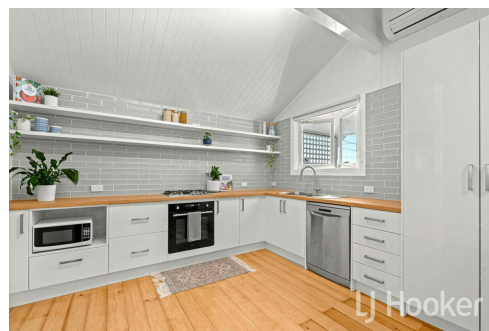
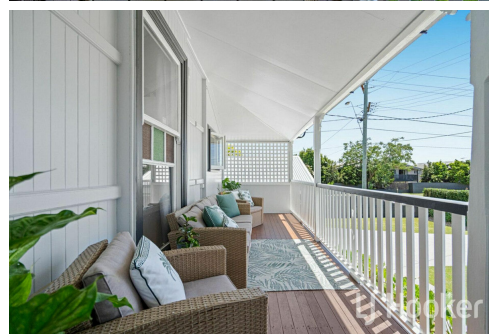
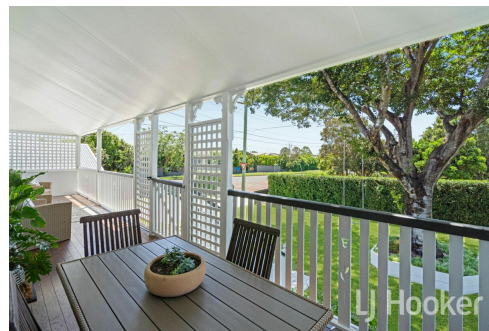
**Nick Bowen 0417 871 042**

Sales & Marketing Consultant | [n.bowen@ljhookerproperty.com.au](mailto:n.bowen@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**

443 Ipswich Road, ANNERLEY QLD 4103

[annerleyyeronga.ljhooker.com.au](mailto:annerleyyeronga.ljhooker.com.au) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au)



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74 Nimmo Street NORTH BOOVAL

3 | 1 | 2 | 123m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**LJ Hooker**

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