



North Booval, 9 Nixon Drive

Great Investment Opportunity – Look No Further

9 Nixon Drive, North Booval is nestled in the Riverwood Estate and would make the perfect home to add to your investment portfolio or for first home buyer looking to enter the market.

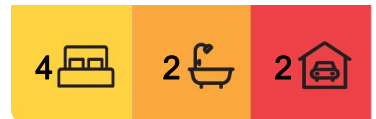
Built in 2010 with a thoughtful floor plan in mind, you can say goodbye to stairs with this low set home, offering easy accessibility for the whole family.

FEATURES AT A GLANCE:

- 4 bedrooms, all feature ceiling fans. 3 with built in robes.
- The master bedroom has an ensuite bathroom, walk-in robe and split system Air Conditioning
- Open Planning Living & Dining space is the heart of the home with Split System Air Conditioning and access to the patio and back yard.
- The kitchen also over looks this space and features stone bench tops, electric



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 \$499,000

View

ljhooker.com.au/GCJHR9

Contact

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appliances and dishwasher.

- Double lock up garage with laundry space and access to the clothesline outside.
- Water Tank
- Fully Fenced 630m2 block with garden shed and rear yard access.

TENANCY INFORMATION:

- Currently lease 8 Aug 2023 to 12 Aug 2024
- Paying \$470 Per week
- Market appraisal is currently at \$495-\$520 per week and rent can be increased at the next renewal

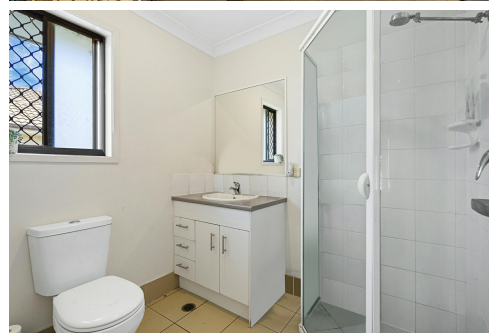
LOCATION AT A GLANCE:

- Approx 4 Minute drive to Booval Fair Shopping Centre
- Approx 5 Minute Drive to Sacred Heart School
- Appox 8 Minute drive to St Andrew's Ipswich Private Hospital
- Approx 10 Minute drive to the University of Southern Queensland

OTHER:

- Ipswich City Council Rates Approx \$500 per quarter
- Queensland Urban Utilities Approx \$540 per quarter
- Home is water compliant and tenants are responsibly for paying water usage.
- Property was flood effected in 2011 (Not flood effected since)

For more information please contact Andrew Kenman and Danica Leslie on 0434 017 587 or we will see you at an open home!



More About this Property

Property ID	GCJHR9
Property Type	House
Land Area	630 m ²
Including	Air Conditioning Toilets (2) Built-in-Robes Secure Parking

Andrew Kenman

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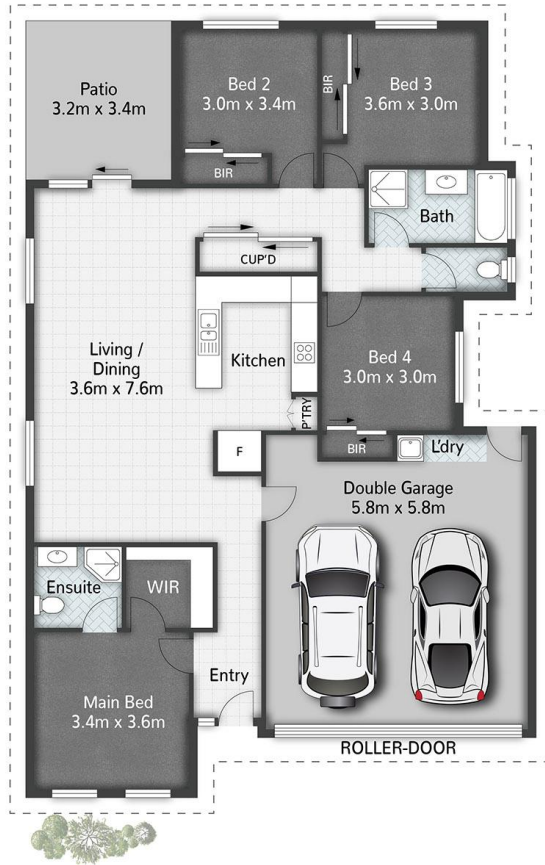
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9 Nixon Drive NORTH BOOVAL

4 | 2 | 2 | 175m²



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



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