



## 3 McBean Street, BOONAH, QLD 4310

Opportunity knocking only ONCE!

This property offers a solid opportunity in a competitive market. With some updates, love and attention, it has the potential to become a comfortable and private home to live in, invest or sell later.

The home comes with 4 bedrooms and one bathroom. The hub of the home is the open plan lounge, dining and kitchen with a walk-in pantry/laundry adjacent. There is also a Sunroom that would be Perfect for an office or craft room. The floors in the open plan lounge area and the sunroom are tiled and the bedrooms are carpeted; there are built in robes & ceiling fans in place.

The concrete driveway has newly been laid and at the back of the home is an insulated entertainment area or carport. The block does have two water easements and they have been carefully considered and managed with drainage points and retaining walls.

The block is a generous size at 1172m<sup>2</sup>- it is fully fenced and at the front of the block there is a 1.8m high Colorbond front fence. Located in a cul de sac street and with farm land behind this is a nice quiet spot in the lovely town of Boonah.

The property is insulated in the roof and it is town water and town sewerage.

Estimated rental income is around \$550 per week, making this a strong investment choice.

**TYPE:** For Sale

**INTERNET ID:** 131P0076

**SALE DETAILS**

**Offers Over \$649,000**

**CONTACT DETAILS**

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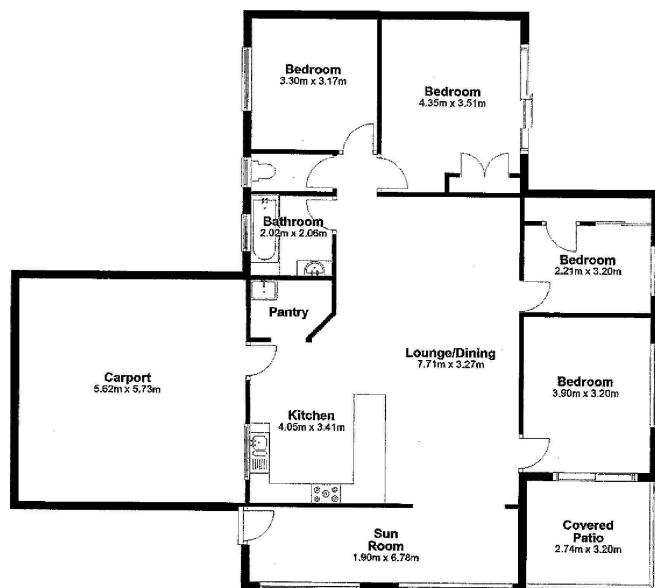
**Renae Duff**  
0418 750 528

So come and view, but don't hesitate as an opportunity like this one is rare!

- Land Area 1,172.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double carport







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Dimensions are approximate & therefore should only be used for illustrative purposes.

Total area: approx. 151.7 sq. m<sup>2</sup>