



1/13 Booval Street, BOOVAL, QLD 4304

Two Bedroom Townhouse In A Gated Community!

WANT TO APPLY FOR THIS PROPERTY? Please refer to the bottom of this ad for further details.

Ladies and Gentlemen welcome to 1/13 Booval Street!

Enjoy low-maintenance living in this well-appointed two-bedroom townhouse in a gated community, offering a practical layout and comfortable indoor-outdoor living.

Downstairs features a spacious tiled living area complete with air conditioning, creating a comfortable space to relax year-round. The functional kitchen is equipped with an electric stovetop, ample bench space, and plenty of storage to meet all your everyday needs. A separate laundry provides direct access to the private, fully fenced courtyard-perfect for entertaining, gardening, or simply enjoying your own outdoor retreat.

An internal staircase leads to the upper level, where you'll find a second cosy living area or open-plan study space, ideal for working from home or creating a quiet reading nook.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Rent

INTERNET ID: 300P197389

RENTAL DETAILS

Rent / Lease:

\$550 pw

CONTACT DETAILS

Ipswich

8 Downs Street
North Ipswich, QLD
07 3201 3600

Jillian Cooney

Both bedrooms are generously sized and feature built-in wardrobes, carpet and air conditioning. The main bathroom is well-sized and features both a separate shower and bathtub. Convenience is enhanced with separate toilets located on both the upstairs and downstairs levels.

Property Features:

- * Spacious tiled downstairs living area with air conditioning
- * Functional kitchen with electric stovetop and ample storage
- * Internal staircase
- * Upstairs second living area or study space
- * Main bedroom with carpet, air conditioning, and large built-in wardrobe
- * Second bedroom with carpet, air conditioning, ceiling fan, and built-in wardrobe
- * Generous bathroom with separate shower and bathtub
- * Separate upstairs and downstairs toilets
- * Internal laundry with courtyard access
- * Private, fully fenced courtyard
- * Gated community

Location

- * 2 minutes to Cameron Park
- * 3 minutes to Silkstone Primary School
- * 5 minutes to Booval Shopping Centre
- * 5 minutes to Silkstone Village
- * 6 minutes to Limestone Park
- * 6 minutes to Ipswich CBD
- * 8 minutes to Cunningham Highway Access

- * Locations Approximate*

HOW TO APPLY:

1. Book an inspection online or contact us to schedule a viewing.
2. Once you attend the inspection, you'll be able to apply for the property via 2Apply.

Each applicant aged 18 and over must submit a completed application and provide exactly two documents from each of the following categories:

Identification (to be sighted only unless consent is given to retain a copy)

- Driver's licence, Passport, Birth certificate, Medicare card, or Age card

Income Verification

- Two recent payslips, Centrelink income statement, employment offer, employment contract or proof of savings/assets

(We do not request detailed bank transactions.)

Tenancy Suitability

- Rental reference, tenancy ledger (bond-related items may be redacted), or reference letters

Please also include your current and previous address details and property manager/owner contact information (if applicable).

If you're unable to attend an inspection in person, contact our office on (07) 3201 3600 or email us to discuss alternative arrangements.

Please ensure, all occupants over the age of 18 Submit an application and provide the below information and supporting documentation.

- * Appropriate Identification (Licence, Learners or 18+ card)
- * Proof of Signature (Healthcare or Pension Card, Bank Card etc)
- * Proof of Current Address (Rates notice, utility bill, car registration, insurance bill or rental receipts)
- * Evidence of your Income (4 x recent payslips, Centrelink Income Statement. PLEASE NOTE: If you are self employed a profit and loss statement for the last financial year is required)
- * Current and Previous address details

It is important you provide all your supporting documentation. If this is not provided we cannot process your application.

Book an inspection online or call us on 3201 3600!

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- This property is: Unfurnished
- Pets: No
- Available on: 17/06/26
- Bedrooms: 2
- Bathrooms: 1
- Single garage



