



# CROWNE

REAL ESTATE



## 32 Baden Jones Way North Booval QLD

4 2 2

This beautifully maintained residence blends both relaxed indoor/outdoor living and is perfectly positioned in a central location.

Situated in North Booval, with Keith Pennell park right next door, there is plenty of room for a game of footy or cricket!! There are fantastic tenants in place, \$350/week, with a lease until 29th March 2022, making this an ideal investment opportunity.

The gleaming, neutral coloured tiles are a standout as you enter the home and lead you through to the spacious and light filled open plan kitchen and air conditioned dining room.

The modern walk through kitchen is a chef's delight with plenty of bench and cupboard space, ceramic cooktop, stainless steel oven and rangehood, dishwasher and large pantry.

**Price** : \$ 445,000

**Land Size** : 610 sqm

**View** : <https://www.crownrealestate.com.au/6772>  
950



**Mike Jones**  
0400 515 422

# 32 Baden Jones Way, NORTH BOOVAL



4 | 2 | 2 | 610m<sup>2</sup>

Kirsty Dutney-Jones | 0415 448 020

Total approx floor area 169m<sup>2</sup> (including covered external areas)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.