



# Bartholomew & Co

Auctioneers, Real Estate & Livestock Agents



2 James Street Boonah, QLD

3 1 2 1042 m2

## Location, Location, Location!

Sitting high on Hospital hill with a fantastic Easterly aspect this is "country charm" at its finest! With character to burn the early 1900's home has all the features you would expect of the era. High ceilings, polished floors, vj walls, fretwork, stained glass windows and French doors take you back in time while air-con to living & 2 bedrooms give you the creature comforts you expect. The functional home has 3 bedrooms (large main) central living with wood heater, eat in kitchen and tidy bathroom. Entertaining is a breeze with a fantastic front verandah that show cases some of the best views you will see in town as well as a large paved back patio that offers privacy and overlooks the landscaped backyard. A second living space is accessed via internal stairs and there is parking for 2 cars and workshop also on ground level. The securely fenced 1042m2 corner block has plenty of room to move and also has possibilities if you are needing a shed or space to park the caravan etc. A solar system and garden shed are also in place. A standout character home with so many traditional features preserved, unbeatable views and Blue Chip location this is one to see!

**Price:** Offers from \$699,000  
**Inspect:** Saturday, 9th November 2024 10:30 - 11:15  
**Property Type:** House

**Tony, Gordon & Joey**

0754631699  
**Boonah**

## 2 James St, Boonah

3 | 1 | 2 | 228 m<sup>2</sup>



GROUND LEVEL



FIRST LEVEL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the 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.