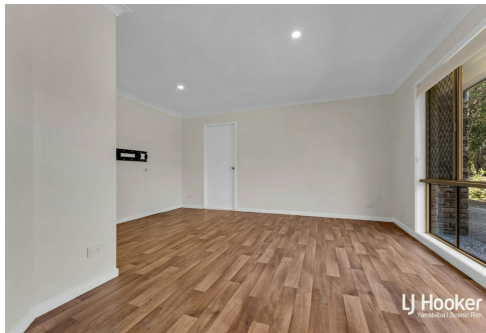




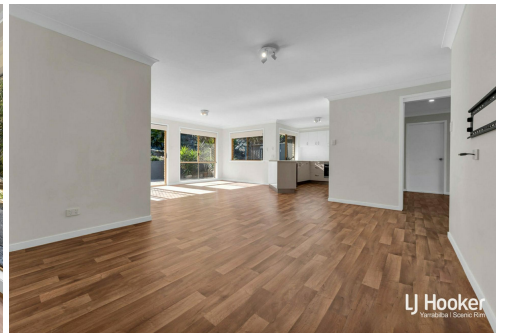
LJ Hooker
Yarrabilba | Scenic Rim



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Chapel Hill, 57 Boblyne Street

Modern Family Home in Prime Location!

A fabulous location highlights this fantastic four-bedroom family home in Chapel Hill. Perfect for young families, down-sizers or anyone looking for an easy, low maintenance home within walking distance to the Kenmore Plaza shopping centre, walking and cycle tracks to local parks and play areas.

This single level brick home features timber laminate flooring through the open plan living, kitchen and dining areas which also enjoy split system air conditioning. There are two separate living rooms making this home ideal for growing families. The kitchen has plenty of storage space, quality stone bench tops, crisp white cabinetry and enjoys a lovely aspect through to the extensively paved outdoor entertaining area. The flat grassy level lawn is raised behind the entertaining area and enjoys secure rendered retaining walls with additional feature plants. This yard is very private from neighbours, being well screened with trees and secure fencing to ensure the safety of children and pets. Plenty of room for a trampoline out here makes outdoor games and social time a breeze for the whole family



For Lease
Please Call

View
ljhooker.com.au/1YWAHGS

Contact
Tash Connors
0447 359 411
nconnors@ljhcomplete.com.au



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1300 360 388

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.

to enjoy.

Internally we have a modern laundry that is conveniently located near the main hub of the kitchen. Of the four bedrooms, the main enjoys sliding door access to the rear entertaining area and features a walk-in robe, ceiling fan, carpet and well thought out modern ensuite. Three remaining bedrooms are carpeted, of which two also have built-in robes and ceiling fans. All rooms have easy access to the modern bathroom and separate toilet.

HOME FEATURES:

- Two completely separate living areas
- All four bedrooms with built-in robes. Beds 1, 2 and 3 with ceiling fans.
- Expansive kitchen with plenty of storage, stone bench tops and dishwasher
- Flat lawn raised and retained at rear of property
- Double car garage with internal and external access
- Fully fenced

LOCATION:

- Kenmore State School Catchment (Prep to Year 6)
- Kenmore State High School Catchment (Year 7 to Year 12)
- 10-minute walk to Chapel Hill State School
- Close to a great assortment of many sought-after private schools
- Short walk to Kenmore Plaza
- Boblynne Street Park within an easy stroll
- Plenty of local bus transport options
- 8.5km from Brisbane CBD
- 2.4km to Indooroopilly Shopping Centre
- 20-minute drive to Brisbane airport using the Legacy Way Tunnel/

Are you currently interstate? Not available during business hours to attend inspections?

Please get in touch with our team, we are more than happy to accommodate virtual viewings.

*** You can apply for this property prior to inspection via 2Apply - please submit an enquiry and the automatic response will direct you to the application platform. This will allow our team to have you pre-approved subject to inspecting properties and take the stress out of moving and approvals. ***

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants should make their own enquiries to verify information relating to this property, the suitability with regards to internet / phone providers and/or local council requirements with regards to parking and/or pets.

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.



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More About this Property

Property ID	1YWAHGS
Property Type	House
Land Area	674 sqm
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

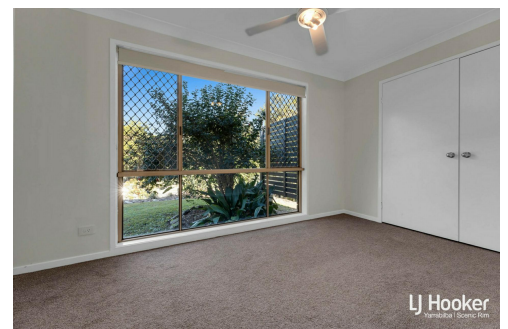
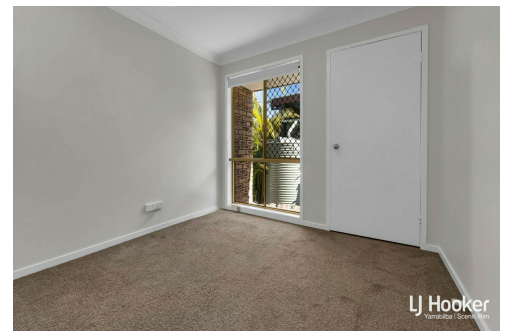
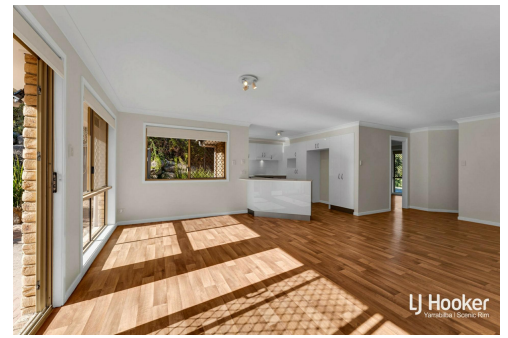
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57 BOBLYNNE STREET, CHAPEL HILL

This plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only. Floor Plan by wideangles.com.au

INT: 160 sqm
 EXT: 7 sqm
 TOTAL: 167 sqm
 LAND SIZE: 674 sqm