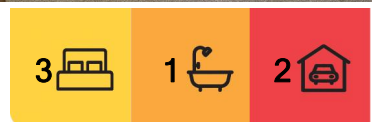


Algester, 11 Booyong Street

Renovator's Delight in Desirable Elevated Algester
Position - Metres to Shops!

A rare opportunity to snatch up a property in this prime Algester pocket, this elevated brick highset has had some recent refurbishments to its exterior, so the interior is ready for your personal touch!

- Renovator's delight: sturdy brick highset on 564m2 with potential for dual or flexible living
- Building and Pest reports are ready
- External upgrades: newly repainted and repointed tile roof, new retaining wall and timber fence
- Three-bed, one-bath layout upstairs ready for a contemporary upgrade
- Lower level with rumpus and oversized double garage with internal laundry - heaps of storage
- Elevated position with views, prized Algester pocket, walk to shops and express city buses



For Sale
For Sale

View
Sat 31st May @ 12:00PM - 12:30PM

Contact
Kevin Ahn
0400 098 188
kevinahn@ljhsbh.com.au
Sienna Kim
0477 735 068
siennakim@ljhpp.com.au



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.

LJ Hooker Property Partners
07 3344 0288

Perfectly positioned on the high side of the street, this sturdy Algester highset offers incredible access to a variety of amenities, with Central Park shops just a three-minute walk via the pedestrian pathway. In this leafy pocket, you'll find convenience without compromising on your peace and quiet!

- 270 m to Central Park shopping mall on Algester Road
- 450 m to bus stop with express city buses
- 450 m to Algester Road Park
- 500 m to childcare
- 850 m to Algester Star Shopping Centre
- 1.3 km to Algester State School
- 2.7 km to Calamvale Central and Sunnybank Hills Shoppingtown
- 3 km to Calamvale Community College

The spacious 564m² block has been lovingly upgraded with new retaining walls and timber fencing, offering further privacy to this elevated position. The grass yard stretches around the residence, with a nifty split-level lawn for easier mowing, and plenty of space on the right-hand side for parking extra vehicles, or perhaps a boat or trailer. The home itself has also had some recent refurbishments, with a repointed and painted tile roof atop for your peace of mind.

Inside, the flexible layout begins with the lower level. An oversized double garage at the right has heaps of space for household storage, with an internal laundry at the back - the plumbing is already here if you want to convert this into a dual-living situation!

At the left, a large rumpus awaits with sliding door access to the backyard, adding to the functionality of this multi-purpose room.

The internal stairs, with extra storage underneath, lead to the upper level. Opening onto the fan-cooled living room, natural light spills in through the sliding balcony doors. Covered for added comfort, the breezy balcony offers lovely treetop views across the neighbourhood, with mountains in the distance adding to the perfect picture.

The dining room has another set of sliders, leading to the external stairs to the backyard.

A well-sized kitchen sits to the side - excited and ready for a modern upgrade! The space is functional as-is with plenty of cabinetry, a dual stainless-steel sink, and freestanding stove, so you won't have to lift a finger until you've finalised your design.

The family level is completed by three decent sized bedrooms all around a central bathroom, with a bathtub, shower, and separately housed toilet for added convenience. You'll find built-in storage in the hallway as well as in the master bedroom, along with ceiling fans in each bedroom for further comfort.

Whether you're keen to get the renovations going straight away, or you want to pocket this gem and take a little longer on your designs, be sure to make your move quickly. Call Team Kevin Ahn today as this perfectly positioned suburban sanctuary won't be on the market for long!



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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

More About this Property

| | |
|---------------|--|
| Property ID | B33YF4R |
| Property Type | House |
| Land Area | 564 m2 |
| Including | Air Conditioning Toilets (1) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage |

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

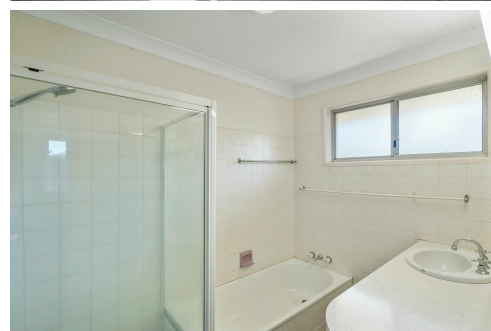
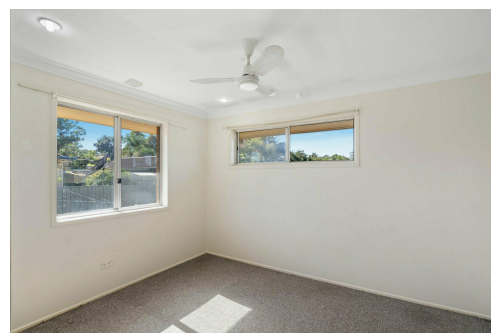
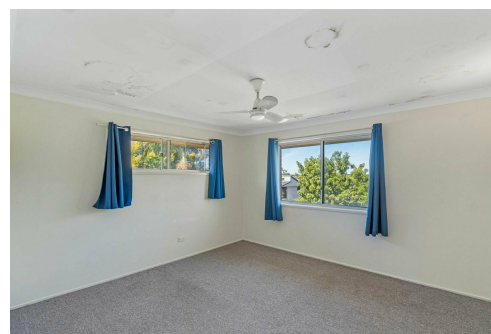
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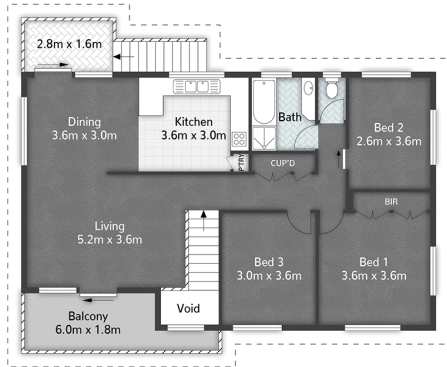


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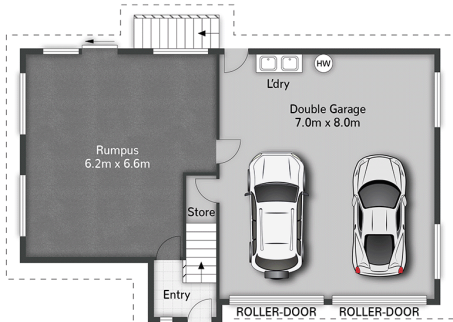
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LEGEND

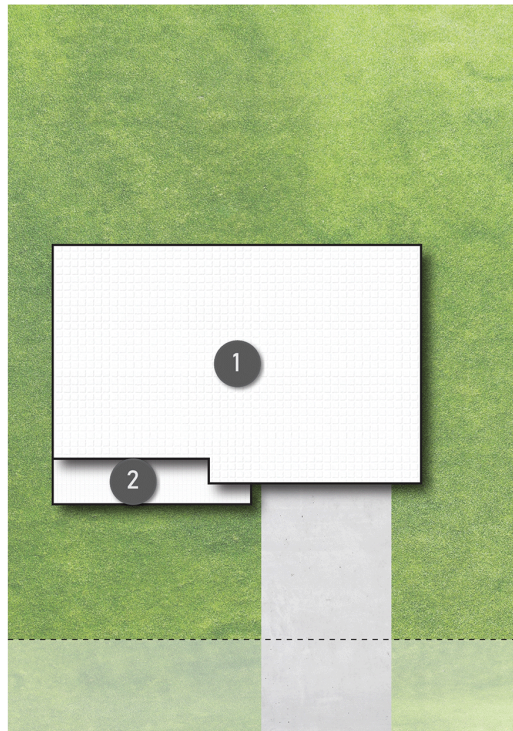
- 1 RESIDENCE
- 2 BALCONY



FIRST FLOOR



GROUND FLOOR



Booyong Street

11 Booyong Street **ALGESTER**

3 Beds | 1 Bath | 2 Car Spaces | 234m² | 564m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.



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