



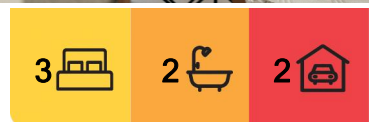
Boondall, 10 Moriah Street

Beautiful Lowset Home —Multiple Living Spaces + Ultra Convenient Location

Positioned in one of the most tightly held pockets of Boondall, this renovated lowset home will immediately impress you with its beautiful presentation, spacious floorplan, many upgrades and high standard of finishes throughout.

The home has been fastidiously maintained and upgraded and features multiple living spaces, 3 large bedrooms, a well-maintained central kitchen and two bathrooms (including a beautifully renovated main bathroom). The home is set on a level block, which is fenced and provides plenty of space for kids and pets to run around, whilst still being relatively low maintenance with lush landscaping and vegetable gardens (water saving wicking beds).

The home's high standard of presentation is complemented by its coveted location, which is conveniently positioned on a quiet street within the College Green Estate. It is just a 10 minute walk from the Boondall train station and surrounded by the walking tracks and



For Sale
Under Contract

View
ljhooker.com.au/38S6F1R

Contact
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parkland that the area is renowned for. Positioned within a tightly held enclave of Boondall, the location is just 13km from the Brisbane CBD and provides easy access to the Gateway Motorway and Brisbane Airport. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home including Nudgee College, Boondall State School and Sandgate High School.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Special Features Include:

- * Low maintenance, lowset brick and tile construction (fastidiously maintained and upgraded by the current owner occupier).
- * Many recent upgrades including neutral paintwork, quality floor tiles and Spotted Gum timber flooring throughout, curtains/sheers/blinds, and air-conditioning and upgraded fixtures and fittings.
- * 2 light-filled living spaces including an open plan lounge/dining space at the front of the home, plus an additional lounge area adjoining the kitchen at the back of the home.
- * An immaculate kitchen with modern stainless steel appliances (dishwasher, oven, cooktop & rangehood), breakfast bar and plenty of bench space and storage. The kitchen is positioned in the heart of the home and interacts perfectly with the living/dining areas and the outdoor space.
- * 3 spacious bedrooms; each with a built-in robe. The master bedroom features an ensuite.
- * A beautifully renovated family bathroom featuring high quality floor to ceiling tiles, freestanding bath, frameless shower with wall niche, large vanity and toilet.
- * An alfresco area flows out from the back living room and can accommodate a large table or outdoor lounge.
- * A fenced and level 450sqm block with a desirable north/south aspect. Whilst being relatively low maintenance, the yard provides plenty of space for kids or pets to run around, plus lush landscaping and vegetable gardens (water saving wicking beds).
- * Double lock-up garage with internal access
- * Cool all year round with ceiling fans throughout and air-conditioning to the living room and 2nd bedroom.
- * Additional features include solar panels, solar hot water system, security screens, garden shed, an abundance of storage and NBN (Fibre to the Premises)

Make your move with confidence —this is space, presentation & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly.

For further information or to arrange your inspection, please contact JOSHUA WATERS.

More About this Property

Property ID	38S6F1R
Property Type	House
Land Area	450 m ²
Including	Dishwasher

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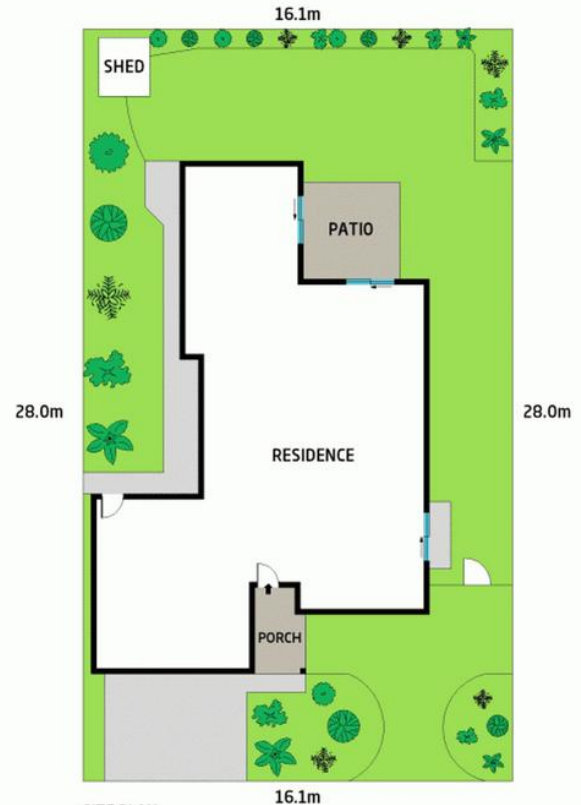
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ENTRY LEVEL

SCALE (METRES)



SITE PLAN
(NOT TO SCALE)

INTERNAL EXTERNAL



ENTRY LEVEL

147sqm

21sqm

10 MORIAH STREET, BOONDALL

Plan is indicative of layout only and not to scale. All room sizes and dimensions shown on this plan including but not limited to doors, windows and cabinets are approximate. No responsibility is taken for errors contained in this document and all information provided should not be relied upon. Plan by Digital Real Estate, www.digitalre.com.au