



11 Meriden Place, Boondall

Single Level Home on 554m2 + Room for the Boat or Caravan!

Positioned on a 554m2 block in a quiet cul-de-sac within the tightly held College Green Estate, this well-presented lowset home offers an excellent opportunity for families, investors or downsizers seeking space, comfort and convenience.

Inside, the home features three bedrooms, including a master with walk-in robe and ensuite, along with a spacious, light-filled living and dining area plus an additional tiled dining zone. The kitchen offers ample bench space, gas cooking and quality appliances, and connects seamlessly to the indoor and outdoor living areas. There is an abundance of outdoor space, including a large fully fenced backyard offering plenty of room for kids and pets, plus room to park the caravan or boat.

Located within the high growth mid-north suburb of Boondall, the property is just 14km to the CBD and within easy reach of the Brisbane Airport and Gateway Motorway (providing quick access to both the Sunshine Coast and Gold Coast). The home has easy access to bus transport and Boondall Train Station, and is only a short distance from numerous retail shops, including Taigum Square Shopping Centre (Woolworths, Big W & specialty stores) and

3 2 2

FOR SALE

For Sale Now

VIEW

Sat 26th Sep @ 9:00AM - 9:30AM

AGENTS

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AGENCY

LJ Hooker Aspley | Chermside
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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.



Westfield Chermshire. Being a family friendly location, there are lots of parks nearby (including a dog off leash park around the corner) and a variety of excellent public and private schools within a convenient distance including Nudgee College, Boondall State School and Sandgate District High School.

Key Features:

- " 554m2 block in a quiet cul-de-sac within College Green Estate
- " Lowset brick and tile construction —low maintenance and practical
- Three bedrooms, all with built-in robes
- Master bedroom with walk-in robe and ensuite
- Spacious, light-filled carpeted living/dining area
- Separate tiled dining area adjoining the kitchen
- Neat and tidy kitchen with gas cooktop, oven, dishwasher, ample bench space and storage
- Family bathroom with separate bath and shower
- Double garage with remote access and internal entry
- Air-conditioning to living area and master bedroom, plus ceiling fans throughout
- Modern LED downlights
- " Newly replaced quality roof insulation for temperate regulation
- " Fenced backyard —ideal for children and pets
- Lot of room to park a boat, caravan or trailer
- NBN (FTTP) connected

A well-maintained, single level home offering space, functionality and a highly convenient location - this is an opportunity not to be missed. Contact Joshua Waters to discuss further.

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

Property ID	3CRYF1R
Property Type	House
Land Area	554 m2
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Liveability

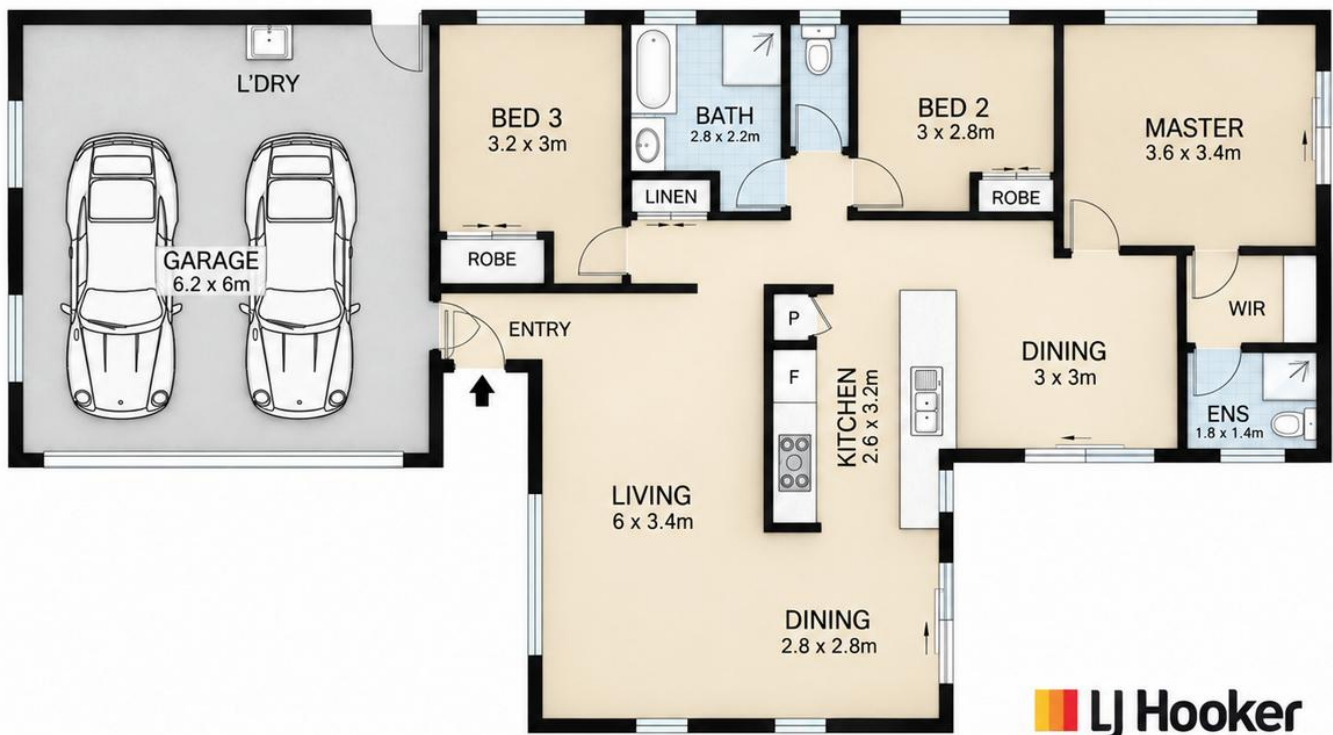
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