

## Boondall, 12 Joydon Street

Open home cancelled -IMMACULATE LOWSET WITH DUAL LIVING POSSIBILITIES!

If you've been searching for a more relaxed lifestyle in a whisper-quiet neighborhood, your search ends here. Immaculately presented inside and out and situated on a double cul-de-sac street, this low-set home offers the perfect balance of privacy and accessibility.

As you step inside, you're welcomed by a spacious foyer that leads to the heart of the home-the open-plan kitchen, living, and dining area. The kitchen is a showstopper, featuring expansive Caesar-stone counter tops, abundant storage, stainless steel appliances, and sleek 2-pack cabinetry. Toward the rear of the home, you'll find a generous laundry with direct access to the alfresco space, as well as a convenient powder room. The home's three bedrooms are well-appointed, two with built-ins and ceiling fans, while the primary bedroom, located at the back of the home, serves as a private retreat. It features ceiling fans, an expansive walk-in robe, and a serene view of the backyard.

3

2

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**For Sale**  
OPEN TO OFFERS

**View**  
[l.jhooker.com.au/1CCFF4N](https://l.jhooker.com.au/1CCFF4N)

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**LJ Hooker Stafford**  
(07) 3357 1888



The alfresco area is where this home truly stands out, offering an enormous undercover space, perfect for year-round entertaining. An additional shed, complete with a spacious bathroom with council approvals, providing flexibility for a home office or a fully self-contained granny flat-offering potential for dual letting options (subject to council approval).

#### FEATURES:

- + Expansive 809m2 allotment with a north/south facing orientation.
- + Potential to be subdivided in the future (STCA).
- + Open-plan main living, dining, and kitchen.
- + Expansive kitchen with ample bench space, ceasar stone countertops, stainless steel appliances, double sink, and 2-pack cabinetry.
- + Spacious and covered alfresco entertaining space.
- + Gleaming tiled flooring throughout, with carpet in all three bedrooms.
- + Additional media room for the most avid of film buffs.
- + Primary suite with an oversized WIR, split-system A/C, and ceiling fans.
- + Two additional bedrooms, both with built-ins and ceiling fans.
- + Split-system A/C in main living space and fans throughout.
- + 5KW solar system currently installed.
- + Large double shed toward the homes rear, equipped with a full bath with council approval.
- + Three-lights hardwired underneath the palm trees at the front of the property.
- + Additional yard space towards the front of the home.
- + Secure two-garage with additional covered off-street parking.

A property that presents this much value will not last long, call Dean and Harry today for the sales report and rental appraisal!

## More About this Property

<b>Property ID</b>	1CCFF4N
<b>Property Type</b>	House
<b>Land Area</b>	809 m <sup>2</sup>

#### Dean Hamilton 0400 799 447

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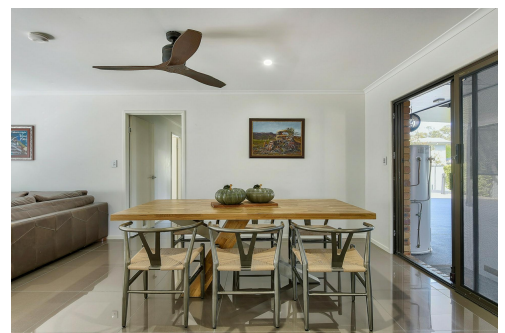
#### Bianca Smith

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## 12 Joydon St, Boondall



### FLOOR AREA SIZES

Internal 148m<sup>2</sup> | External 194m<sup>2</sup>

Garage 35m<sup>2</sup> | Shed 39m<sup>2</sup>

**TOTAL 416m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primapiex.com.au