125 Groth Road, Boondall

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Highset Character Home with Endless Possibilities on 607m2

Positioned on a generous 607m² block with a 16-metre frontage, this charming highset timber home presents an outstanding opportunity for homeowners, investors, renovators and developers alike. Comfortable and well-maintained 'as is', the property offers immediate enjoyment while also providing excellent scope to renovate, extend or redevelop in the future (STCA).

Filled with character, the home showcases polished hardwood floors, VJ panelling and traditional casement windows. The practical floor plan includes two bedrooms with built-in robes, a multi-purpose room with a built-in robe (2.24m ceiling height), a spacious open-plan living and dining area, sunroom, and a functional and spacious kitchen. Downstairs, a large, tiled rumpus room with an inbuilt bar is complemented by an internal laundry and extensive storage, workshop and vehicle accommodation.

Conveniently located in the high-growth suburb of Boondall, the home is just 14km from the Brisbane CBD and offers easy access to Brisbane Airport, the Gateway Motorway, public transport and Boondall Train Station. Taigum Square Shopping Centre is only a short walk away, while families will appreciate the proximity to parks,

FOR SALE
Under Contract

AGENTS
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AGENCY
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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.

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sporting facilities and quality schools including Nudgee College, Boondall State School and Sandgate District High School.

Key Features
- 607m2 block with 16m frontage and 38m depth
- Highset timber home with renovation or redevelopment potential (STCA)
- Polished hardwood floors, VJ panelling and casement windows
- 2 bedrooms with built-in robes plus a multi-purpose room with built-in robe (2.24m ceiling height)
- Spacious open-plan living and dining area
- Light-filled sunroom which would make a perfect work from home space
- Functional kitchen with ample storage, electric cooktop, oven and dishwasher
- Family bathroom with shower over bath, vanity and toilet, plus a second toilet at the back of the house
- Large tiled rumpus room downstairs with inbuilt bar
- Internal laundry
- Extensive vehicle accommodation, workshop and storage space
- Air-conditioning and ceiling fan to living area
- Fully fenced backyard ideal for children and pets and room for a pool
- Large front yard with room for a boat, caravan or trailer
- Convenient access to transport, shopping centres, schools and major road networks

This is a property offering character, flexibility and exciting future potential in a highly convenient Boondall location.
Contact Joshua Waters to discuss this fantastic opportunity 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	3CEYF1R
Property Type	House
Land Area	607 m2
Including	Dishwasher Remote Garage

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Internal 145 m² | External 58 m² | Total 203 m²

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

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