

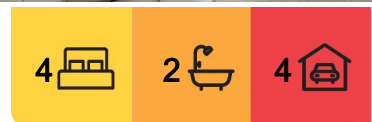


## Boondall, 141 College Way

Impressive Lowset Home! Incredible Alfresco Area, The Dream Shed and Space for your Van....

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

The home has been fastidiously maintained and upgraded and features 4 large bedrooms, a contemporary kitchen and two well-appointed bathrooms. One of the standout features is the incredible alfresco entertaining area, which acts as another living space and is perfect for entertaining on a large scale. The home is set on a level block, which is fenced and includes low maintenance landscaping. Buyers needing vehicle accommodation will appreciate the double lock-up garage, detached double bay shed and sealed pad that can accommodate a caravan or boat. Other impressive upgrades are not limited to a 6.5Kw solar system, hybrid plank flooring, LED downlighting, quality curtains/blinds, air-conditioning and fans.



**For Sale**  
Offers over \$890,000

**View**  
[ljhooker.com.au/37XZF1R](http://ljhooker.com.au/37XZF1R)

**Contact**  
**Daniel Waters**  
0412 847 849  
[dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

**Jacob Ball**  
0417 649 903  
[jbball@ljhooker.com.au](mailto:jbball@ljhooker.com.au)



**LJ Hooker Aspley | Cherside**  
**(07) 3263 6022**

**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.

The home's high standard of presentation is complemented by its coveted location, which is conveniently positioned within the College Green Estate. It is just a 10 minute walk from the Boondall train station and surrounded by the walking tracks and 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 hybrid plank flooring, quality carpet, curtains/blinds, new fans and air-conditioning, instant flow gas hot water system and a 6.5Kw solar system
- \* 4 spacious built-in bedrooms; Master with ensuite
- \* A well-appointed family bathroom with bath, shower and separate toilet (refreshed tapware)
- \* An open plan living/dining area
- \* A contemporary kitchen with quality appliances including a gas cook top, wall oven, dishwasher and plenty of bench space and storage. The kitchen overlooks the alfresco area and adjoins both living spaces.
- \* The family/meals area flows out seamlessly to the incredible alfresco entertaining area. The alfresco area can accommodate a large table and outdoor lounge.
- \* Swim spa (\*\*excluded, but open to discussion\*\*)
- \* Double remote lock-up garage with internal access
- \* Side access to a large, sealed pad is available for a boat, caravan or trailer
- \* The dream double bay shed provides amazing storage, vehicle accommodation and a workshop
- \* Cool all year round with air-conditioning, insulation and recently upgraded ceiling fans
- \* Security screens, blinds/curtains, an abundance of storage and NBN available
- \* Outstanding rent potential for savvy investors

Make your move with confidence —this is space, privacy & 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 DANIEL WATERS.

#### Quick Facts

Year Built: Circa 1997

Land Size: 451sqm

Aspect: South/East Facing (the alfresco and living spaces predominantly face north/east)

Council Rates: \$378.70/Qtr

Market Rent: \$770-800 per week approx.

Solar System: Yes —approximately 6.5Kw system

Gas Connection: Mains Gas (gas cook top and hot water system)

School Catchments: Boondall State School, Sandgate District State High School



**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

**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.



## More About this Property

<b>Property ID</b>	37XZF1R
<b>Property Type</b>	House
<b>Land Area</b>	451 m <sup>2</sup>

### Daniel Waters 0412 847 849

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

### Jacob Ball 0417 649 903

Co-Agent " Daniel Waters Team | [jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

### LJ Hooker Aspley | Chermside (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034

[aspley.ljhooker.com.au](http://aspley.ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.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 Aspley | Chermside  
(07) 3263 6022**



Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only **LJ Hooker**