



**SOLD**



## Boondall, 21 Laar Crescent

Immaculately Presented Lowset Brick with Big Big Big Proportions

Fastidiously maintained by long term owner occupiers, this immaculate lowset home will appeal to a buyer seeking something so much better than the average. Set on a sizeable 600sqm block and offering a deceptively large floorplan that includes 3 massive bedrooms, a refurbished kitchen, two well-appointed bathrooms, multiple living areas and an amazing alfresco entertaining area; occupiers and investors alike will be impressed with the high standard of presentation and quality finishes throughout.

Additionally, there is a double lock-up garage, sealed pad for a caravan and a huge secure storage and workspace space.

The home's high standard of presentation is complemented by its coveted location, which is on a quiet inside street, and opposite a lovely park. Positioned within the high growth mid north suburb of Boondall, the location is within 13km of CBD, 10 minutes from

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**For Sale**  
For Sale Now

**View**  
[ljhooker.com.au/39N7F1R](http://ljhooker.com.au/39N7F1R)

**Contact**  
**Daniel Waters**  
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 **LJ Hooker**

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**(07) 3263 6022**

Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. 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 District High School. The home is within walking distance of reliable express bus transport and the Boondall train station is conveniently located close by.

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 construction (fastidiously maintained and upgraded by long term owner occupiers). The home features neutral paintwork, recently upgraded flooring (no carpet), ducted air-conditioning, solar and a high standard of presentation throughout.
- \* A wide central entrance provides a wonderful 1st impression
- \* The lounge has freshly laid timber look vinyl flooring
- \* A separate open plan living and meals area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area
- \* A beautifully refurbished kitchen with quality soft close cabinetry, an abundance of bench space, modern appliances (wall oven, electric cook top and dishwasher). This is a well-thought-out kitchen designed by someone who loves to cook.
- \* 3 incredibly large bedrooms with built-in wardrobes; Master with bay window, ensuite and walk-in robe
- \* The huge family room provides space and separation in a busy family home. It includes a large wall of built-in storage.
- \* A well-appointed family bathroom with bath, shower and vanity. There is a separate toilet and powder room that will come in handy during the morning rush.
- \* The office or multi-purpose room is a practical space that will be put to good use
- \* The covered alfresco entertaining area acts as another living space and overlooks the backyard. It interacts well with the kitchen and internal spaces.
- \* Double remote lock-up garage with internal access. There is a large sealed driveway that could easily accommodate a caravan or boat
- \* An attached 2.26x12.69m secure storeroom and workshop area is an exceptional space
- \* A level and fully fenced 600sqm block with low maintenance lawn and gardens
- \* Cool all year round with ducted air-conditioning and fans
- \* Security screens, blinds and curtains, an abundance of storage, solar system and NBN available
- \* Outstanding rent potential

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.



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## More About this Property

<b>Property ID</b>	39N7F1R
<b>Property Type</b>	House
<b>Land Area</b>	600 m2
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Workshop Built-in-Robes Fully Fenced Solar Panels Water Tank Liveability

### Daniel Waters 0412 847 849

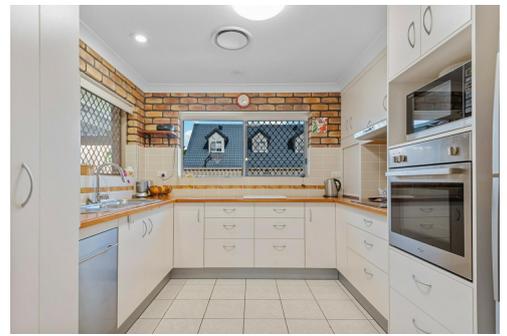
Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

### Jacob Ball 0417 649 903

Co-Agent “ Daniel Waters Team | jball@ljhooker.com.au

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