







3 Farrell Place, Boondall

STYLISH, ELEGANT AND MODERN WITH ENVIABLE OUTDOOR LIVING

Exceptionally appealing for those seeking stylish, contemporary living without the rising costs or hassle of renovations, this polished home is the perfect package! Welcome to 3 Farrell Place, Boondall - a spacious family home perfectly positioned in a peaceful cul-de-sac within the sought-after suburb of Boondall.

Designed with family living in mind, the home offers a practical two-level layout that provides both comfort and functionality. Upstairs you'll find four well-sized bedrooms serviced by the main family bathroom, creating a private retreat for the whole family.

A flowing floor plan encompasses multiple spaces in which to unwind and relax; a large formal lounge and dining joined by a generously sized family and meals, each benefitting from great natural light. Inclusive of everything necessary for bustling family demands, the kitchen boasts brilliant bench space, superb storage and stainless modern appliances.

Step outside and enjoy the sparkling in-ground swimming pool - ideal

4 2 2

FOR SALE
Contact Agent

AGENTS

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Interested parties must rely solely on their own enquiries.

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for cooling off during the warmer months and making the most of Queensland's outdoor lifestyle. The covered outdoor area overlooks the backyard and pool, offering a great space for entertaining or weekend barbecues.

Positioned on a generous block, the home also offers ample outdoor space with room for kids, and pets to play. A secure garage and additional parking provide convenience for multiple vehicles.

Situated in a highly sought-after area and in a great neighbourhood. Located just moments from local schools, parklands, public transport and major amenities, this property offers the perfect balance of lifestyle, comfort and convenience.

Property Features:
- Inviting family-sized home with contemporary upgrades throughout
- Four spacious bedrooms, all with ceiling fans and built-ins, main bedroom with air conditioning
- Family bathroom with separate spa/bath
- Modern & Stylish Kitchen with stone bench tops and ample storage
- Family/Meals area with air con
- Air-conditioning lounge with high cathedral ceilings
- Downstairs bathroom & internal laundry
- Tinted windows on the front of the house top and bottom
- Covered and tiled outdoor entertaining flowing to landscaped backyard
- Entertaining area with surround sound speakers & tinted windows
- Sparkling in-ground swimming pool
- Solar hot water
" Separate workshop
" Spacious front yard —room for the kids & pets to play
" Solar Power System —8 panels
- 1 Lockup garage plus home gym/storage area
- 1 Carport
- Generous block in quiet cul-de-sac location

Approx Locations;
- Less than 100m to Franchina Family Park
- Only 350m to Boondall State School
- 750m to IGA Boondall
- 686m to City Bus
- 2.7km to Coles Taigum
- 2km to Taigum Square Shopping Centre
- 4.2km to Holly Spirt College
- 2.5km to Nudgee College
- 3.8km to Zillmere Train Station
- 3.4km to Brisbane Entertainment Centre
- 6km to Shorncliffe Beach and 6km to Shorncliffe Boat Harbour
- 13km to Brisbane City

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"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

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MORE DETAILS

Property ID	1U95F1H
Property Type	House
Land Area	567 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Fully Fenced
	Solar Hot Water











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FIRST FLOOR

3 Farrell Place, Boondall

4 2 2 232m²

All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted.
Plans are shown for marketing purpose only.

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