



36 Suelin Street, Boondall

## Charming Brick Classic in a Premium Cul-de-sac Setting

An exceptional opportunity to secure your future - properties offering this rare combination of potential, position, and presentation are few and far between!

On the market for the very first time, this much-loved family home has been beautifully maintained and showcases a fantastic floorplan, spacious proportions, and all the timeless character of a quality brick build.

Perfectly positioned in the high-growth suburb of Boondall, just 14km from the Brisbane CBD, the home enjoys easy access to Brisbane Airport, the Gateway Motorway, and direct routes to both the Sunshine and Gold Coasts. Public transport options are excellent, with nearby bus routes and Boondall Train Station, while shopping is a breeze with local shops at the end of the street and Taigum Square (Woolworths, Big W & specialty stores) just a short stroll or two-minute drive away.

A true family-friendly location, the area is surrounded by leafy parks and a range of quality schools including Nudgee College, Boondall State School, and Sandgate District High School.

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### FOR SALE

For Sale Now

### AGENTS

Amanda Waters  
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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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**

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#### What You'll Love:

- " Spacious 728m<sup>2</sup> block in a whisper-quiet cul-de-sac
- Highly desirable north/south aspect ensuring natural light and breezes
- Immaculate, solid brick construction - move-in ready or ideal for investors seeking low maintenance
- Exciting potential to renovate or extend, adding significant future value
- Versatile two-level floorplan with internal stairs and exceptional space
- Generous lounge and dining areas plus a separate family room - perfect as a media room, kids' retreat, or dual living zone
- Large covered outdoor entertaining area overlooking the backyard - ideal for relaxing afternoons or weekend gatherings
- Renovated kitchen with abundant storage and bench space
- Four spacious bedrooms, each with built-in wardrobes
- Modern renovated main bathroom upstairs plus a convenient second bathroom downstairs
- Air conditioning, ceiling fans and security for absolute comfort and peace of mind
- Secure remote double garage with internal access and extra storage
- Expansive backyard with side access and plenty of room for a pool or shed

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A property of this calibre, in such a premium location, is a rare find. Don't delay —opportunities like this are snapped up fast! For further details or to arrange your inspection, please contact Amanda Waters today.

#### MORE DETAILS

Property ID	3B7DF1R
Property Type	House
Land Area	728 m2
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage

#### Amanda Waters 0402 109 955

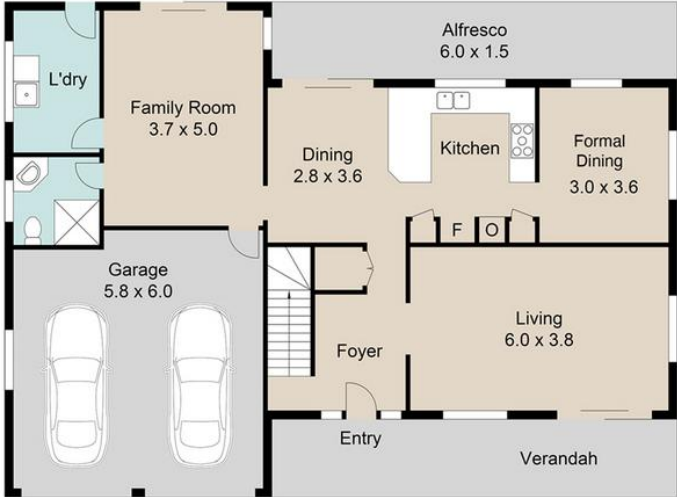
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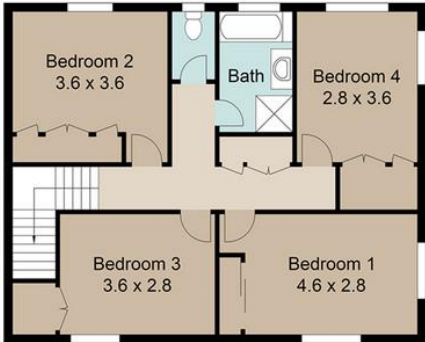
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36 Suelin Street



Ground Level



Upper Level

**Internal 171 m<sup>2</sup> | External 50 m<sup>2</sup> | Total 221 m<sup>2</sup>**



*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.*