






5 Meriden Place, Boondall

## Family-Friendly Living with Space, Comfort & Convenience

Positioned in a quiet cul-de-sac within the tightly held College Green Estate, this well-presented lowset home offers an excellent opportunity for families, investors or downsizers seeking space, comfort and convenience. Set on a 498m<sup>2</sup> block, the home combines a practical layout with fresh updates, making it ready to move straight in and enjoy.

Inside, the home features four bedrooms, including a master with walk-in robe and ensuite, along with a spacious, light-filled living area and separate tiled dining zone. The refreshed kitchen offers ample bench space, gas cooking and quality appliances, and connects seamlessly to the indoor and outdoor living areas. Brand new carpet, neutral interiors, air-conditioning and ceiling fans throughout ensure comfort, while the covered alfresco area overlooks a fully fenced backyard ideal for children and pets.

Located within the high growth mid-north suburb of Boondall, the property is just 14km to the CBD and within easy reach of the Brisbane Airport and Gateway Motorway (providing quick access to both the Sunshine Coast and Gold Coast). The home has easy access to bus transport and Boondall Train Station, and is only a short

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### FOR SALE

For Sale Now

### VIEW

Sat 2nd May @ 11:00AM - 11:30AM

### AGENTS

Joshua Waters  
0417 800 991  
jwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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Interested parties must rely solely on their own enquiries.

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distance from numerous retail shops, including Taigum Square Shopping Centre (Woolworths, Big W & specialty stores) and Westfield Chermside. Being a family friendly location, there are lots of parks nearby (including a dog off leash park around the corner) and a variety of excellent public and private schools within a convenient distance including Nudgee College, Boondall State School and Sandgate District High School.

#### Key Features:

- " 498m2 block in a quiet cul-de-sac within College Green Estate
- " Lowset brick and tile construction —low maintenance and practical
- Brand new carpet and neutral paintwork throughout
- Four bedrooms, all with built-in robes
- Master bedroom with walk-in robe and ensuite
- Spacious, light-filled carpeted living area
- Separate tiled dining area adjoining the kitchen
- Refreshed kitchen with gas cooktop, stainless steel oven, dishwasher, ample bench space and storage
- Covered alfresco entertaining area overlooking the backyard
- Family bathroom with separate bath and shower
- Internal laundry
- Double garage with remote access and internal entry
- Air-conditioning to living area and ceiling fans throughout
- Fully fenced backyard - ideal for children and pets
- Wide side access with space for boat, caravan or trailer
- Extra features include security screens, quality window coverings and water tank
- NBN (FTTP) connected
- Strong rental appeal for investors

A well-maintained, move-in ready home offering space, functionality and a highly convenient location, this is an opportunity not to be missed. Contact Joshua Waters to discuss further.

#### MORE DETAILS

Property ID	3C7PF1R
Property Type	House
Land Area	498 m2
Including	Air Conditioning Dishwasher Fully Fenced

#### Joshua Waters 0417 800 991

Business Owner, Sales Consultant and Registered Valuer | [jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)

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## 5 Meriden Place



**Internal 154 m<sup>2</sup> | External 27 m<sup>2</sup> | Total 181 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.*