

Boondall, 82 Muller Road

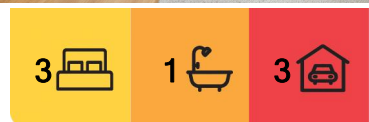
Freshly Painted lowset, Vaulted Ceilings, Huge Detached Shed

Brilliantly positioned in an ultra-convenient, high growth location, this is a rare opportunity to purchase a beautifully presented home or outstanding investment with so many extras. Freshly painted and with brand new plank flooring, this home will appeal to buyers who appreciate vaulted ceilings, generous proportions, a practical family friendly layout and a great flow between inside and out. Set on a large 607sqm block, the property has huge yard, great parking at front and the most amazing, detached shed (10x6m approx. and council approved).

The location is within a 3-minute drive of Taigum Square Shopping Centre (Woolworth and specialty stores) and a convenient distance of reliable public transport (bus and rail). It is within 13km of CBD, 10 minutes from Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport and Gateway Motorway. Being a family friendly location, there are a variety of excellent public and private schools within a close proximity.



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.



For Sale
Offers over \$849,000

View
ljhooker.com.au/39SQF1R

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LJ Hooker Aspley | Chermside
(07) 3263 6022

Vacant and ready for immediate sale, simply move straight in or rent straight out....

Special features include —

- * Solid & well-built construction (recently replaced Colorbond roof) with inviting street appeal and lots of character
- * The fresh paintwork, vaulted ceilings and brand-new timber look plank flooring provide a wonderful 1st impression
- * A beautifully refurbished home ready to live in or rent out now
- * A welcoming front porch is the ideal place for a morning coffee
- * Spacious living room adjoins the kitchen/meals area and open out to the front porch through double doors
- * 3 sizeable bedrooms all with built-in robes
- * A beautifully appointed kitchen providing an abundance of bench space and storage, plus modern appliances including an electric cook top, oven and dishwasher
- * The kitchen and meals area flows seamlessly through modern double doors to the high roofed pergola. The pergola is ideal for outdoor dining and relaxation and overlooks the backyard.
- * A well-presented family bathroom with shower, vanity and separate toilet
- * The converted garage provides a versatile space that could be used as another living area or bedroom option. This space can easily be used as a garage if desired as the roller door remains in place.
- * A level 607sqm block provides plenty of back yard for children or a puppy
- * The 10x6m detached shed (council approved) provides an incredible storage and workshop space
- * There are 3 sealed spaces in front of the home, plus the single garage option.
- * Superb extras including air-conditioning, curtains, security screens, great internal storage, a garden shed and a gas hot water system
- * Excellent rental return opportunity of approximately \$725-775 per week
- * Exceptionally convenient to retail, great schools, public transport, gateway motorway and airport

Make your move with confidence now! For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.



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More About this Property

Property ID	39SQF1R
Property Type	House
Land Area	607 m2
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop

Daniel Waters 0412 847 849

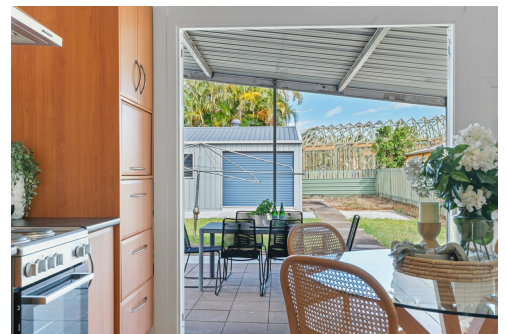
Business Owner, Sales Consultant and Registered Valuer |
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Co-Agent “ Daniel Waters Team | jball@ljhooker.com.au

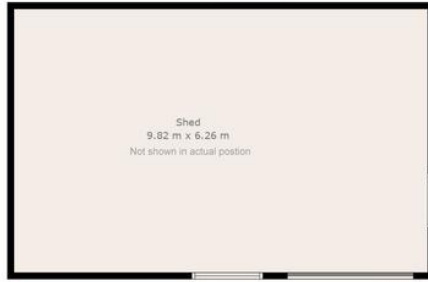
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

LJ Hooker