



Boondall, 94 College Way

Spacious 3 Bedroom Lowset Brick —Ideal Home or Investment

Perfectly positioned within the desirable College Green Estate, this neat and tidy lowset brick home is set on a level 454sqm block and has a large family friendly floor plan, sure to impress both owner occupiers and investors alike.

The home includes 3 decent sized bedrooms, 2 tidy bathrooms, a living/meals area, adjoining family room and a kitchen with gas appliances. The meals area extends out to a covered alfresco area which acts as another living/dining space. There is internal access to a double lock-up garage.

Positioned within a tightly held enclave of Boondall, the location is just 13km from the Brisbane CBD and provides easy to the Gateway Motorway and Brisbane Airport. Boondall train station is within walking distance and there is lush parkland and walking tracks, within metres of the home. Being a family friendly location, there are a variety of



For Sale
For Sale Now

View
ljhooker.com.au/39KYF1R

Contact
Daniel Waters
0412 847 849
dwaters@ljhooker.com.au

Jacob Ball
0417 649 903
jball@ljhooker.com.au



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.

LJ Hooker Aspley | Chermide
(07) 3263 6022

excellent public and private schools within a convenient distance including Nudgee College, Boondall State School and Sandgate High School.

Special Features include —

- * Lowset brick and tile construction. Some fresh white internal paintwork provides a lovely 1st impression.
- * 3 large bedrooms with built-in wardrobes
- * Master bedroom offers an ensuite and direct access to a covered pergola and courtyard space
- * A tidy kitchen with an abundance of bench space and storage. It includes a wall oven and gas cook top.
- * Spacious open plan living/dining area adjoins the kitchen
- * The family room is the social heart of the home
- * A neat and tidy family bathroom with bath, shower and separate toilet
- * Double lock-up garage with internal access
- * A low maintenance backyard with established gardens. There is plenty of scope to increase the lawn area if desired.
- * Other features include ceiling fans, security screens, fencing, garden shed, NBN, and a gas hot water system.

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Approximately 1996

Land Size: 454m2

Aspect: East facing

School Catchments: Boondall State School, Sandgate District State High School

More About this Property

Property ID	39KYF1R
Property Type	House
Land Area	454 m2

Daniel Waters 0412 847 849

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

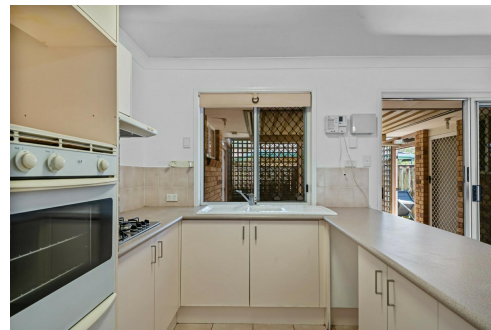
Jacob Ball 0417 649 903

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

LJ Hooker Aspley | Chermide (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034

aspley.ljhooker.com.au | aspley@ljhooker.com.au



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.

**LJ Hooker Aspley | Chermide
(07) 3263 6022**



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

LJ Hooker