

Boronia Heights, 264 Middle Road

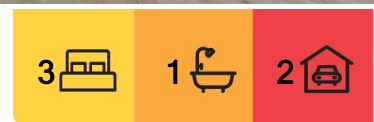
Solid brick family-size lowset on a huge block

Imagine all you could do, now and in the future, on this massive 809m2 level block that currently offers up a well-maintained, recently refurbished 3-bedroom home with soaring raked ceilings, embraced by soaring palm trees and a fully fenced, grassy backyard.

Highlights:

- A versatile buy with appeal to first-time buyers/investors, downsizers, young families
- Stylish new hybrid flooring through the living areas and bedrooms
- A fresh coat of paint throughout - best viewed across the living area's raked ceilings
- A largely lawn-filled backyard that could fit an extension, pool, or Granny Flat (STCA)
- Minutes on foot to an ELC & Boronia Heights State School, local parks & handy bus stops

The fresh lick of crisp white paint across its interior walls has created that fabulous 'blank canvas' feel across this spacious lowset. It's easy to walk through and start picturing where



For Sale
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ljhooker.com.au/B1ZMF4R

Contact
Alex Fan
0451 106 888
alexfan@ljhpp.com.au



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07 3344 0288

to put your personal treasures on its walls and in its cosy nooks.

The heart of the home is the free-flowing kitchen, dining room and lounge. Graced by newly white-washed exposed beams across the lofty raked ceilings above, a semi-height nib wall creates just the right amount of privacy between the action in the kitchen and the entertaining to be done in the adjacent, air-conditioned and fan-cooled lounge.

Opening at the back into the laundry, the kitchen is a practical space with an electric cooker/oven and rangehood, all white to match the cabinetry - with darker-hued benches on top and either side of the double sink. The adjacent dining area opens through a screened slider onto a fully paved and covered, all-weather alfresco patio overlooking the big grassy fenced yard. Right now, this expansive tract of lawn is a heavenly playground for kids and pets alike but, who knows what you might like to do out here down the track!

Back inside, the three light-filled bedrooms are all fan-cooled, sharing use of another crisp white space - the main bathroom with its all white-vanity/storage unit, bath and shower.

A short drive extends past swinging mature palm trees to a double carport, with a covered walkway along the front porch to the home's main entry.

Location-wise, you can walk out the front door and be at your local ELC, Boronia Heights State School or hailing a bus along nearby Tovey Road, in mere minutes. A 4-minute drive will get you to Park Ridge State High and the Town Centre next door, or make it 9 to Grand Plaza in Browns Plains.

Ready to meet your needs today and tomorrow, this brick beauty keenly invites your first inspection.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020

More About this Property

Property ID	B1ZMF4R
Property Type	House
Land Area	809 m ²
Including	Air Conditioning Courtyard Fully Fenced

Alex Fan 0451 106 888

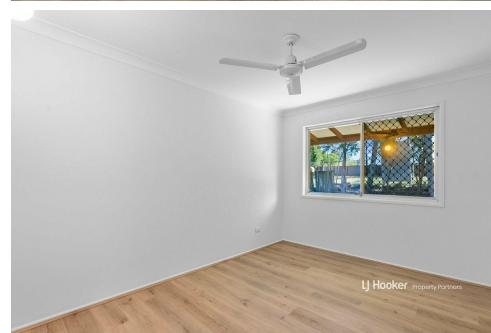
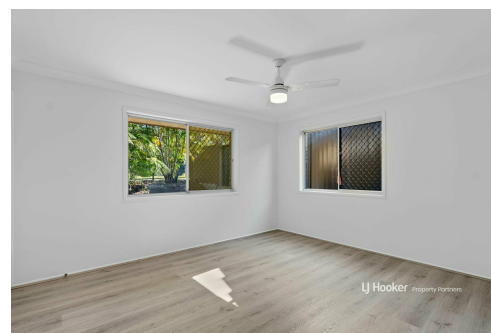
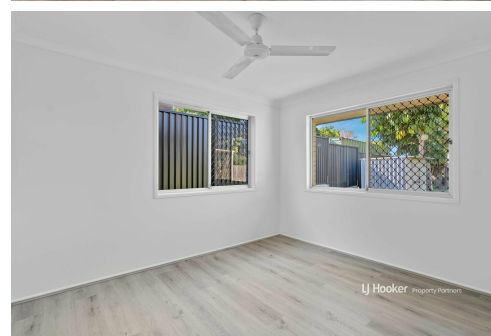
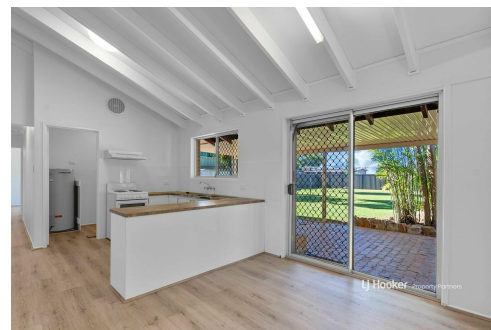
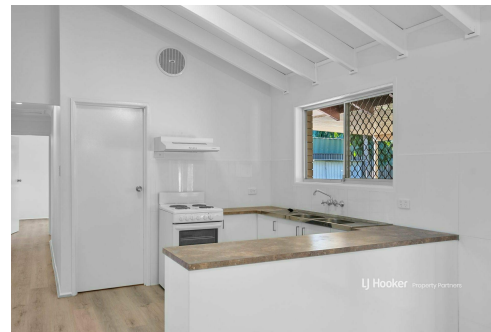
Agent/Independent Contractor | alexfan@ljhpp.com.au

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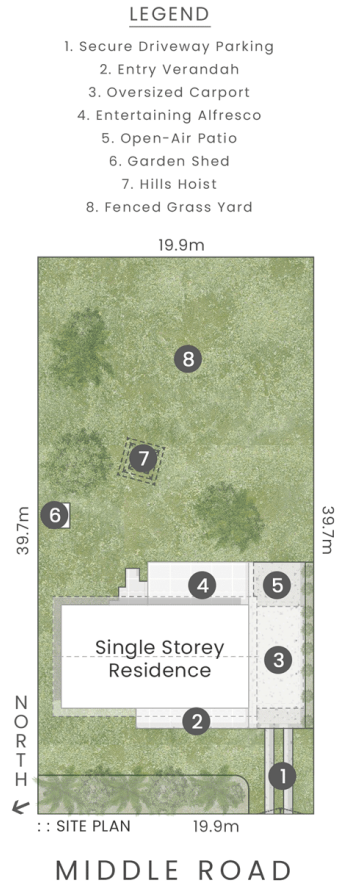
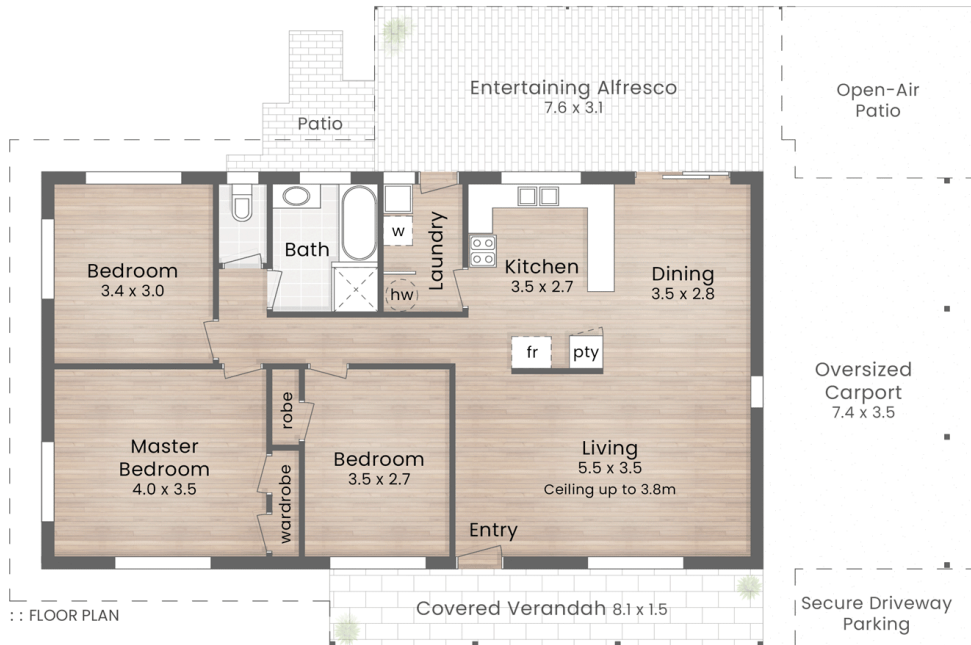
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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264 Middle Road BORONIA HEIGHTS

809m²

3 Bed

1 Bath

1 Car + Secure Off-Street

Internal 100m² | Alfresco & Verandah 35m² | Carport 26m² | Total 161m²

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