

Boronia Heights, 30 Parklands Drive

SOLD BY BRENDAN DINGLE AND EUGENE CAVANAGH

Tucked away in a peaceful Boronia Heights pocket, this pristine brick lowset sits proudly on an enormous 860 sqm block and offers a rare combination of modern comfort, spacious design, and exciting potential. Flaunting soaring 2.7 m ceilings and a substantial 14.8 kW solar system for off-grid living, it's an exceptional find for downsizers, young families, or investors seeking flexibility and future growth.

Sneak Peek:

- Sprawling 860 sqm block with side access, double garage, and granny flat potential (STCA)
- 14.8 kW solar power system plus soaring 2.7 m ceilings throughout
- Bright open plan lounge and dining zone with air conditioning and natural light
- Two air-conditioned bedrooms including master with walk-in robe and pristine ensuite



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For Sale
Please Call

View
ljhooker.com.au/B355F4R

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LJ Hooker Property Partners
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- Expansive alfresco patio, low maintenance backyard, garden shed, and full internal laundry

Perfectly positioned for families, this charming residence lies within easy walking distance to parks, bus stops, local shops, and primary school. The surrounding community offers a peaceful and welcoming suburban lifestyle with everything you need just minutes away.

Grand Plaza and Park Ridge Town Centre are a short drive for shopping, dining, and entertainment, while nearby schools and childcare provide exceptional everyday convenience for young families.

- 600 m to bus stop
- 450 m to Chester Park
- 650 m to Tovey Park
- 750 m to Boronia Heights Shopping Centre
- 800 m to Goodstart Early Learning Boronia Heights
- 700 m to Boronia Heights State School
- 2.8 km to Park Ridge State High School
- 3.5 km to Park Ridge Town Centre
- 4.5 km to Grand Plaza

Situated on the bend of a quiet, leafy street, this home offers excellent street appeal with its manicured lawns and classic brick facade. A long driveway leads to the double garage, while a tidy path guides you to the entry. Behind the front door, a modern and immaculately presented interior unfolds, supported by soaring 2.7 m ceilings and powered efficiently by a robust 14.8 kW solar system.

At the front of the home, a versatile multipurpose room awaits - ideal as a third bedroom, office, or sitting room. With bright fuchsia walls, air conditioning, ceiling fan, and built-in storage, it's ready to be updated to your liking.

This room connects to the full internal laundry and flows down a hallway to the open plan hub of the home - where an air conditioned, tiled dining area and large carpeted lounge provide space to gather, unwind, and entertain in comfort. Ceiling fans, large windows, and sliding doors enhance the light and airflow, creating a bright and breezy atmosphere year-round.

Adjoining the living areas, the tidy modern kitchen is designed for functionality and ease, with ample storage, quality appliances, and a breakfast bar that makes weekday mornings simple and efficient.

Venture outside to enjoy the oversized patio - perfect for weekend barbecues, alfresco dining, or quiet afternoon coffees. The sprawling backyard stretches far and wide, bordered by minimal trees to keep upkeep low while still providing a sense of greenery. A generous garden shed adds handy storage, and the space offers exciting potential to add a granny flat, pool, or further living space (STCA).

Back inside, you'll find two well-appointed bedrooms, one with plush carpets, a built-in wardrobe, and air conditioning, while the master bedroom showcases a stylish timber-look floor, walk-in robe, air conditioning, and its own immaculate ensuite with shower. A central bathroom services the rest of the home, complete with both bathtub and shower, plus a



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separate water closet for added convenience.

Beautifully presented, superbly located, and brimming with future potential, this property is a standout opportunity for families, investors, or anyone seeking space and serenity with modern flair. Don't miss your chance to secure this immaculate home at auction - contact Brendan Dingle or Eugene Cavanagh today to arrange your inspection.

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More About this Property

Property ID	B355F4R
Property Type	House
Land Area	860 m2
Including	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Eugene Cavanagh 0432792299

Sales Agent | eugenecavanagh@ljhpp.com.au

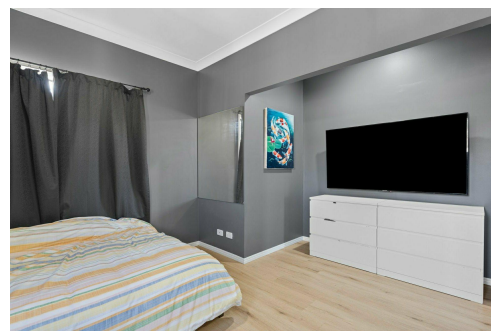
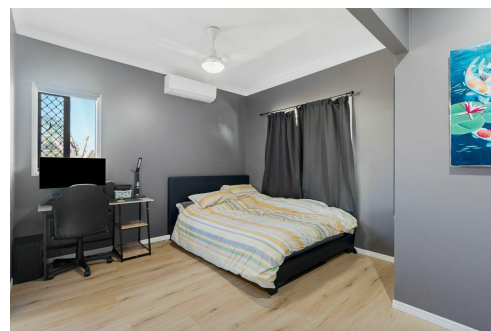
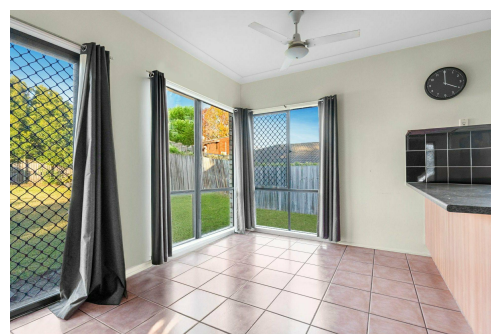
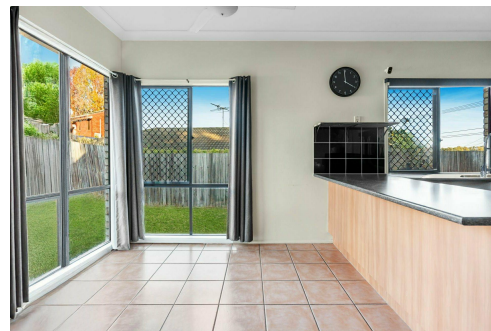
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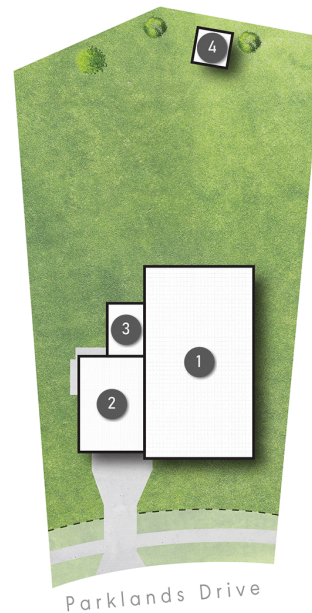
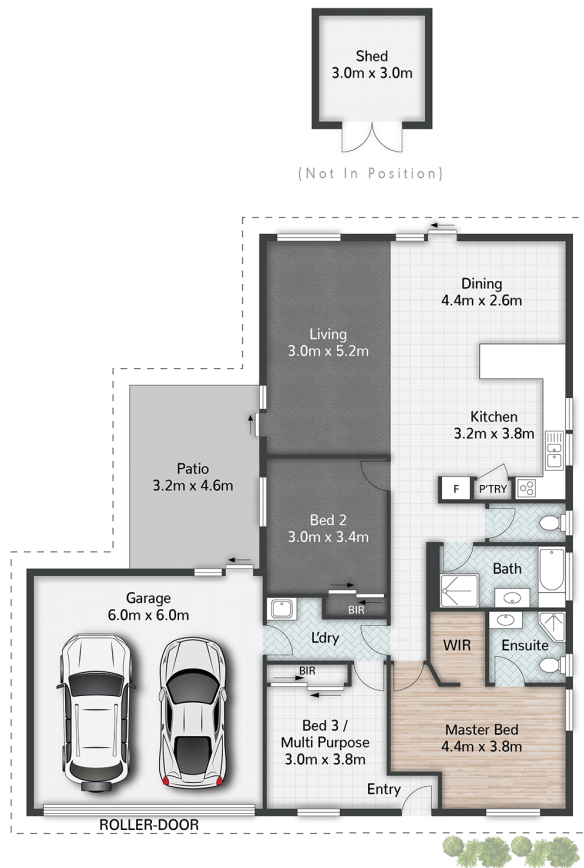
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- ### LEGEND
- 1 RESIDENCE
 - 2 GARAGE
 - 3 PATIO
 - 4 SHED

30 Parklands Drive **BORONIA HEIGHTS**

3 | 2 | 2 | 182m² | 860m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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