

## Boronia Heights, 36/99 Short Street

SOLD BY LYNDA SIMPSON

Discover a fantastic opportunity in Boronia Heights with this beautifully maintained single-level villa in a sought-after secured complex. Whether you're a downsizer, first-home buyer, or investor, this property offers the perfect blend of space, comfort, and low-maintenance living.

### Top 5 Features at a Glance:-

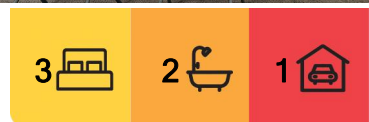
1. Immaculately presented villa in a secure, well-maintained complex
2. Prime location with shops, transport, and amenities just moments away
3. Resort-style facilities, including a certified pool, spa, and entertaining area
4. Spacious single-level design - new carpet and freshly painted
5. Comfort all year round with air conditioning and ceiling fans throughout

### Effortless Open-Plan Living

Step inside to discover a bright and spacious layout that has been freshly painted, new



**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**  
Please Call

**View**  
[ljhooker.com.au/B2U2F4R](http://ljhooker.com.au/B2U2F4R)

**Contact**  
**Lynda Simpson**  
0424 279 188  
[lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

carpet, open-plan living, dining, and kitchen areas designed for easy living. The air-conditioned lounge is bathed in natural light, while ceiling fans throughout ensure year-round comfort. The kitchen offers ample storage, a practical breakfast bar, and plenty of bench space for home cooks.

#### Relax & Entertain Outdoors

Flowing effortlessly from the living area, the paved courtyard provides a private outdoor retreat, perfect for morning coffees or weekend barbecues. The covered patio with shade sail offers a comfortable space for entertaining, while the low-maintenance garden provides shade and plenty of space for you to customise - whether you plant herbs, install some raised veggie gardens, or keep bare for low maintenance ease.

#### Comfortable & Private Bedrooms

The home features three well-sized bedrooms with built-in robes and easy access to the main bathroom. A separate internal laundry adds to the practicality, offering direct outdoor access for convenience.

#### Secure Complex with Resort-Style Amenities

Enjoy the peace of mind that comes with living in a secure complex, featuring a certified swimming pool, spa, and a shared entertaining area for residents to enjoy. With public transport, shopping centres, and dining options nearby, this location provides everything you need at your doorstep.

#### Additional Features:

- Split system air conditioning & ceiling fans throughout
- Secure, gated complex for added peace of mind
- Internal laundry with outdoor access
- Remote-controlled garage
- Smoke alarm certificate in place
- Garden shed
- Neatly presented with low-maintenance living
- Walking distance to local parks, shops & transport

This well-maintained, move-in-ready villa is a fantastic opportunity for those looking to downsize, invest, or secure their first home. Don't miss out - contact Lynda Simpson today to arrange an inspection!

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 47 676 306 264 / 21 107 068 020



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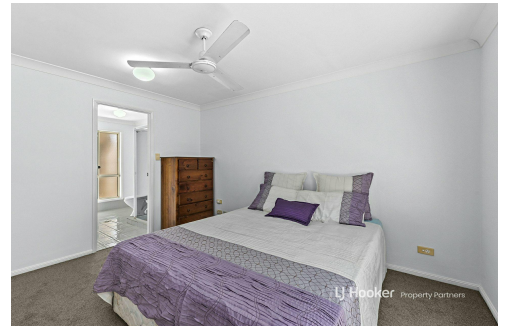
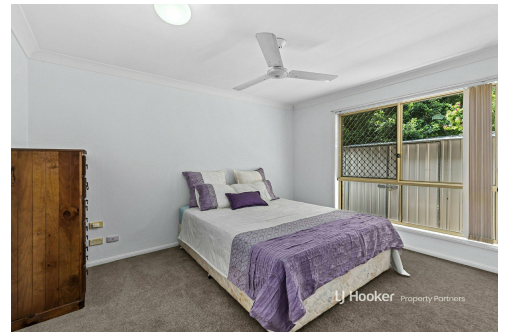
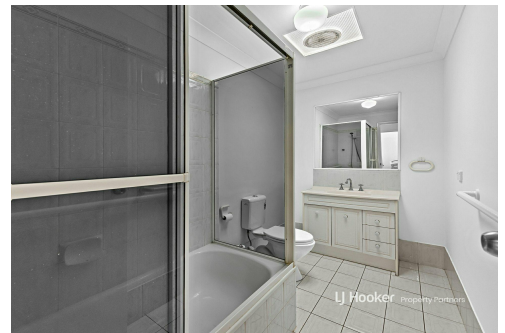


## More About this Property

<b>Property ID</b>	B2U2F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	283 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage secure complex ramps

**Lynda Simpson 0424 279 188**  
Agent | [lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](mailto:propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





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36/99  
Short Street

## BORONIA HEIGHTS

 3 Bed

 2 Bath

 1 Car + Off-Street

Internal 131m<sup>2</sup>

Patios & Porch 25m<sup>2</sup>

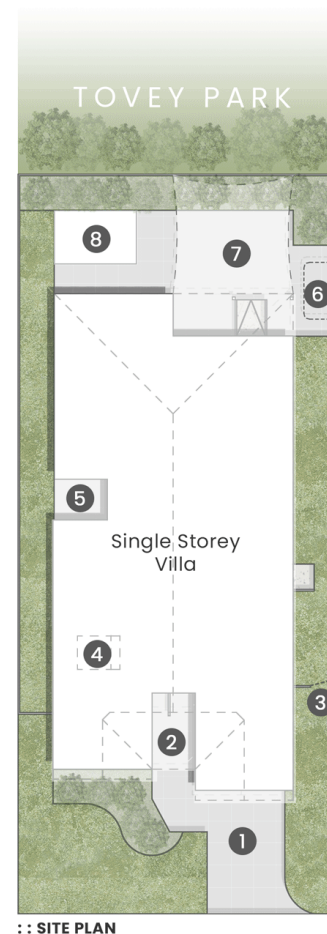
**Total 156m<sup>2</sup>**

pdc.

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- LEGEND**
- 1. Driveway Parking
  - 2. Entry Porch
  - 3. Side Access Gate
  - 4. Solar Hot Water
  - 5. Covered Patio
  - 6. Drying Court
  - 7. Shade Sail Patio
  - 8. Garden Shed



**DRIVEWAY ACCESS TO  
SHORT STREET**