







11/7 Short Street, Boronia Heights

Ready to Move In!

This four-bedroom house sized villa on 450sqm land at 11/7 Short Street offers 195m of easy family living in a low-maintenance complex. An open-plan kitchen, dining area and two living zones flow seamlessly onto a covered alfresco and fully fenced backyard, creating the perfect setting for your family's next chapter.

Property Features:

- Two living areas
- Open-plan kitchen and dining
- Kitchen with breakfast bar, electric cooktop, oven and dishwasher
- Master bedroom with walk-in robe and ensuite
- Three additional bedrooms with built-in robes and ceiling fans
- Main bathroom with bath and separate shower
- Split-system air-conditioning in master and main living areas
- Downlights and ceiling fans throughout
- 6.6kW solar system
- Gas flow hot water system
- Rainwater tank
- Covered outdoor alfresco
- Fully fenced backyard
- Double garage, four car spaces in total
- 195 sqm floor area on approx. 450 sqm block
- Built in 2010

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FOR SALE
Move in Before Christmas! - Offers Over $769,000+

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Browns Plains
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Interested parties must rely solely on their own enquiries.

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- Villa in a body corporate complex (fees include building insurance)

From the moment you step inside, there is a real sense of space and flow. The open-plan kitchen, dining and two living zones form the heart of the home, with room to come together for movie nights or spread out when friends visit.

The kitchen features a breakfast bar, double sink, filtered water tap, electric cooktop, oven, dishwasher and generous cupboard space, keeping you connected to the family while you cook.

Sliding doors open to the covered alfresco, perfect for morning coffee or weekend barbecues. Beyond it, the fully fenced backyard gives kids and pets plenty of room to play.

With a 6.6kW solar system, gas hot water, rainwater tank, downlights, ceiling fans, a double garage and 195 sqm of living on 450 sqm, comfort and savings are built in. Body corporate fees include insurance, so complex upkeep is taken care of.

Location:
Set in a convenient pocket of Boronia Heights, the home is about 900m (a 10-minute walk) from Boronia Heights State School, 750m (a 10-minute walk or 2-minute drive) from Goodstart Early Learning Centre, and 700m (a 9-minute walk) from Highland Park. Parklands Christian College is also a 4.5km drive (about 8 minutes) as well as Park Ridge State High School which is a 3km drive (about 5 minutes). Woolworths and Coles in Park Ridge are a 5km drive (about 8 minutes) and a 7km drive (about 9 minutes) respectively, and Grand Plaza at Browns Plains is a 5km drive (about 10 minutes). The Brisbane CBD is also approximately a 30-minute drive.

Rates & Fees:
- Council Rates + Urban Utilities = $1003.56/qtr.
- Body Corporate Fees = $825.00/qtr

Whether you're upsizing for the family, or adding to your investment portfolio, this is an opportunity to secure a spacious and well-presented property in an established part of Boronia Heights.

Contact Jas Singh on 0410 422 025 or Sachin Patel on 0484 720 278 to arrange your inspection.

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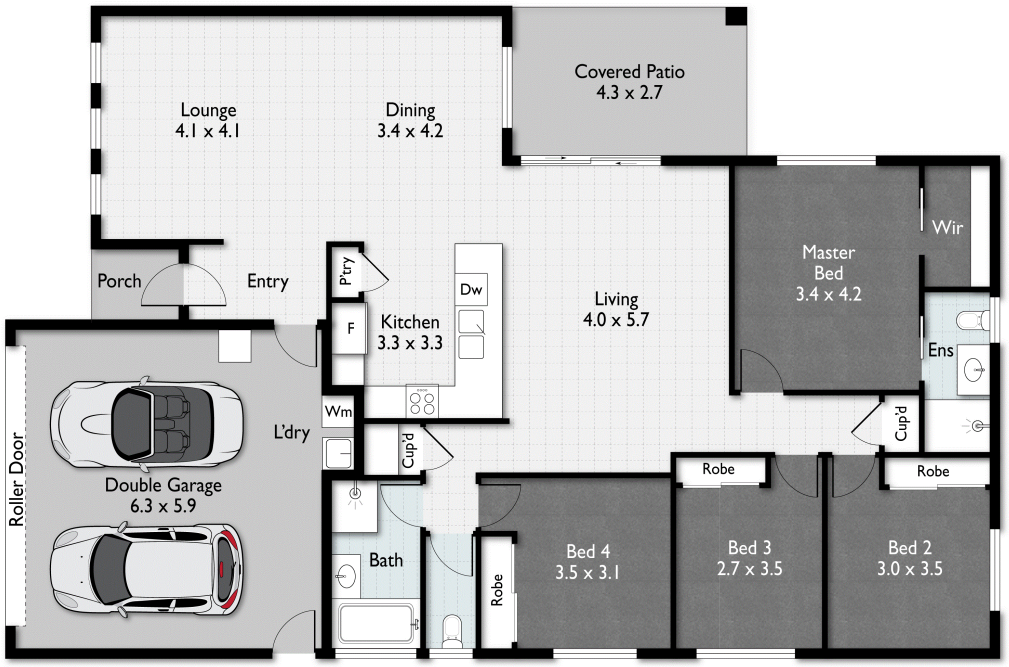
MORE DETAILS

Property ID	MRJ1X
Property Type	Villa
Land Area	450 m2

Jas Singh 0410 422 025
Independent Contractor â€“ Sales Consultant | jas.singh@ljhooker.com.au
Sachin Patel
Sales Associate to Bala | sales.bp@ljhooker.com.au

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Scale in meters. Indicative only. Dimensions are approximate.
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