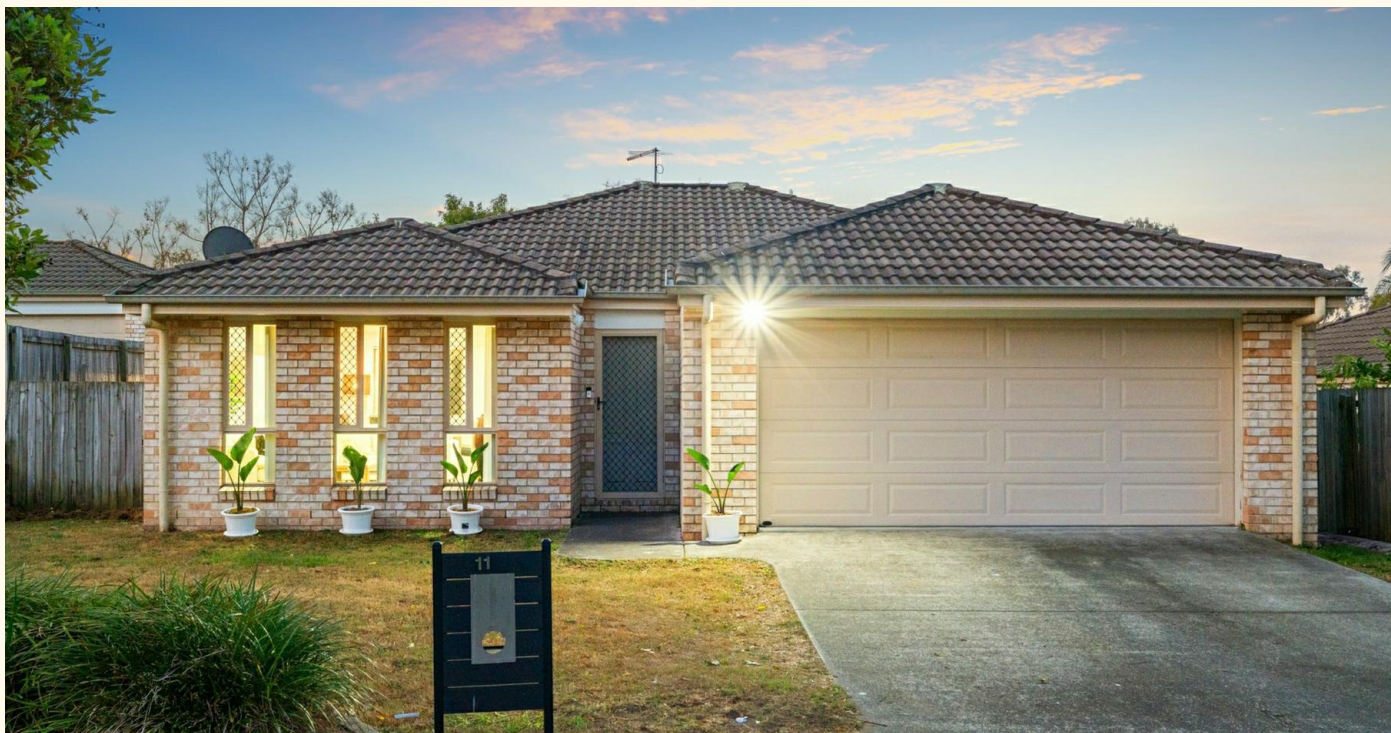




Unit 11/7 Short Street, Boronia Heights

Come Home to Space, Light and Easy Living

Built in 2010 and designed around the way families actually live, 11/7 Short Street is a home that makes everyday life feel comfortable, spacious and easy to enjoy.

From the moment you step inside, there's a real sense of space and flow. The open-plan kitchen, dining and two living zones form the heart of the home, giving the family room to come together or spread out, whether it's a movie night on the lounge or a weekend hosting friends.

The kitchen sits at the centre of it all, with a breakfast bar, double sink, filtered water tap, electric cooktop, oven, dishwasher and generous cupboard space. The layout keeps you connected to the family while you cook.

The living area opens through sliding doors to the covered alfresco, a natural spot for morning coffee, weekend barbecues or a relaxed evening under the lights. Beyond it, the fully fenced backyard gives the kids and pets plenty of room to play, with space for a veggie patch or garden of your own.

4 2 2

FOR SALE
Submit Offers

VIEW
Wed 30th Sep @ 5:00PM - 5:30PM

AGENTS
Jas Singh
0410 422 025
jas.singh@ljhooker.com.au

Sachin Patel
sales.bp@ljhooker.com.au

AGENCY
LJ Hooker Browns Plains
(07) 3800 6554

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

The master bedroom is a private retreat at the rear of the home, with a walk-in robe, ensuite and split-system air-conditioning. Three additional bedrooms, each with a built-in robe and ceiling fan, are well proportioned for children, guests or a home office, and share a main bathroom with both a bath and a separate shower.

With a 6.6kW solar system, a gas flow hot water system, a rainwater tank, downlights, ceiling fans, split-system air-conditioning in the main living areas and a double garage, this home offers comfort and running-cost savings across 195m² of living on a generous 450m² block. Body corporate fees include insurance, so the upkeep of the complex is taken care of.

Property Features:

- 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
- Kitchen with breakfast bar, electric cooktop, oven and dishwasher
- Open-plan kitchen, dining and two living zones
- Split-system air-conditioning in master and main living areas
- Downlights and ceiling fans
- 6.6kW solar system
- Gas flow hot water system
- Rainwater tank
- Covered outdoor alfresco
- Fully fenced backyard
- Double garage, four car spaces in total
- 195m² floor area on approx. 450m² block
- Built in 2010
- Villa in a body corporate complex (fees include insurance)

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). 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, looking for a spacious home without the upkeep of a standalone block, or adding to your investment portfolio, this is an opportunity to secure a well-presented villa 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.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID MRJ1X
Property Type Villa
Land Area 450 m2

Jas Singh 0410 422 025

Independent Contractor & Sales Consultant |
jas.singh@ljhooker.com.au

Sachin Patel

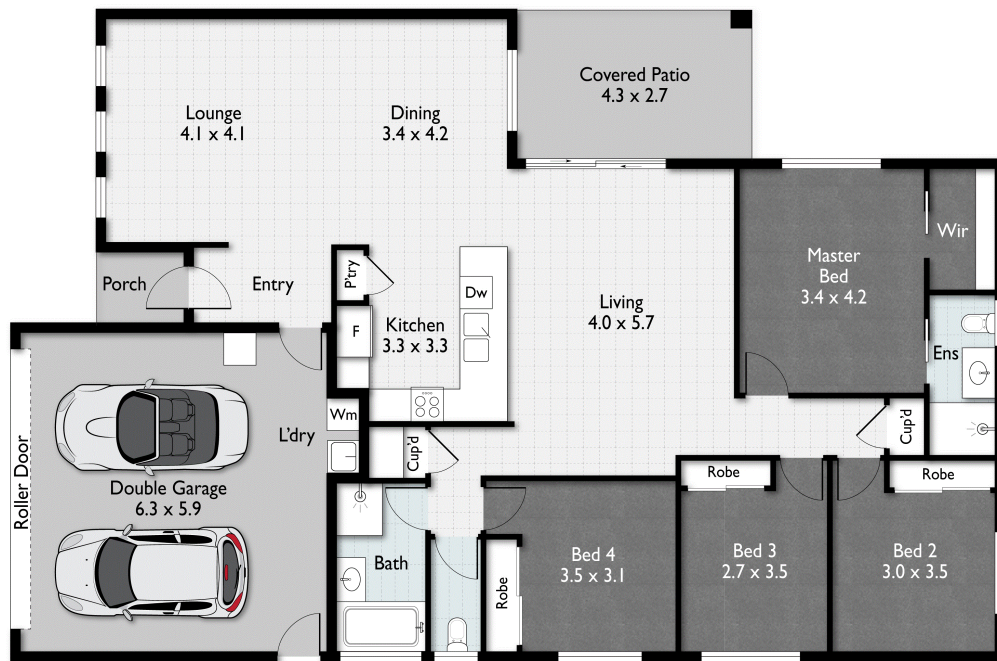
Sales Associate to Bala | sales.bp@ljhooker.com.au

LJ Hooker Browns Plains (07) 3800 6554

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4 2 2 195sqm



Scale in meters. Indicative only. Dimensions are approximate.
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