







85 Westminster Boulevard, Doolandella

Motivated Seller —Secure This Modern Home in a Prime Location

If you've been waiting for the right opportunity to secure a near-new family home offering space, quality, flexibility and outstanding convenience, 85 Westminster Boulevard deserves your attention. Positioned on a substantial 677m² battle-axe block, this impressive Ausbuild home combines modern living with the space and flexibility that can be difficult to find in a near-new property.
And with the new Doolandella Woolworths and shopping precinct directly opposite, everyday convenience is right at your doorstep.
A Home Offering Exceptional Value

This property delivers an impressive combination of features:
" 677m² block offering space, privacy and flexibility
- Near-new Ausbuild home with approximately 5+ years of builder's warranty remaining
- Four generous bedrooms with built-in wardrobes
- Separate media room with flexibility to use as a fifth bedroom
- Extra-large master suite with walk-in wardrobe and private ensuite
- Two bathrooms plus separate toilet
- Spacious open-plan kitchen, living and dining

4 2 8

FOR SALE
NEW PRICE Offers Over $1,080,000

VIEW
Sat 14th Nov @ 11:00AM - 11:30AM

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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.

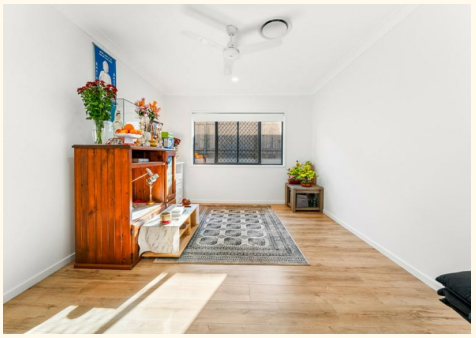
LJ Hooker

- Stone benchtops, gas cooktop, dishwasher and large walk-in pantry
- High ceilings enhancing space and natural light
- Ducted air conditioning and ceiling fans
- Timber flooring to bedrooms and porcelain tiles throughout the main living areas
- 10kW solar system
- Covered outdoor entertaining area with ceiling fan, downlights and fully equipped outdoor kitchen
- Double lock-up garage with backyard access
- A wide driveway and spacious front yard provide ample parking for multiple vehicles, with plenty of room for a boat, caravan or trailer.
- Generous, low-maintenance backyard
- Shed, water tanks and two clotheslines
- Front security cameras
- Smart/keyless entry











The location adds another significant advantage.
With Woolworths and the new Doolandella shopping precinct directly opposite, everyday shopping is incredibly convenient.
Schools, childcare, public transport, parks and other local amenities are also nearby, making this a practical and appealing choice for families seeking space without compromising on convenience.
The combination of a near-new Ausbuild home, substantial 677m² block, generous accommodation, excellent parking, outdoor entertaining and an exceptional shopping location makes this a property worthy of serious consideration.
If you've been looking for a home that offers more land, more space and more flexibility without compromising on modern living, make sure this one is on your inspection list.

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MORE DETAILS

Property ID	B537F4R
Property Type	House
Land Area	677 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Fully Fenced
	Solar Panels
	Water Tank

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Approximate Total Building Size : 250 sqm

This floor plan is to be used as a guide only,
Dimensions are approximate,
Furnitures, layouts and fixtures are not part of the final property.

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