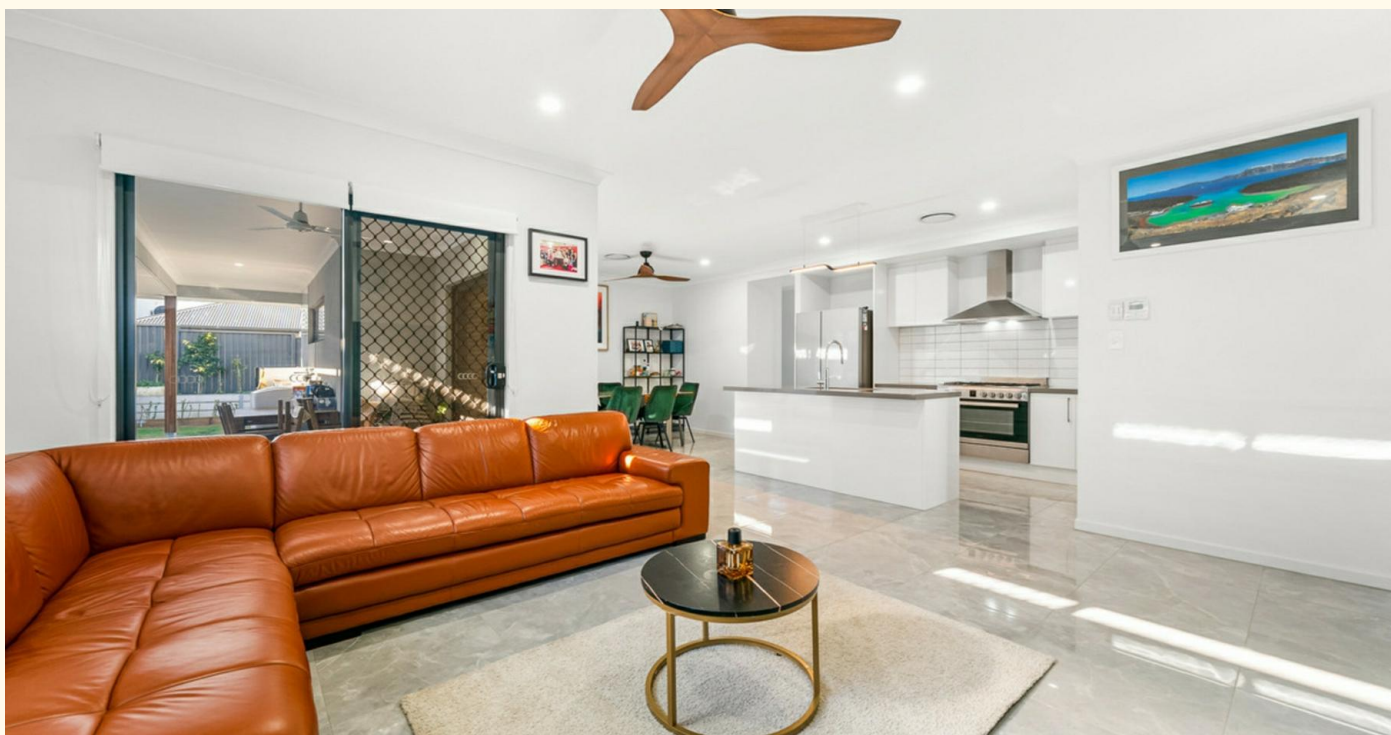




85 Westminster Boulevard, Doolandella

Near-New Luxury, 677m² of Space & Shopping at Your Doorstep

What if you could enjoy the style and comfort of a near-new home, while still having the space, flexibility and outdoor lifestyle that modern families are looking for?

Welcome to 85 Westminster Boulevard, Doolandella - an impressive Ausbuild home positioned on a substantial 677m² battle-axe block, offering generous living spaces, quality finishes and an enviable level of convenience.

Best of all, the new Doolandella Woolworths and shopping precinct are directly opposite, making everyday shopping and essential amenities incredibly convenient.

A Home Designed for Modern Family Living

From the moment you step inside, you'll appreciate the thoughtful design, generous proportions and quality finishes throughout.

" 677m² battle-axe block offering excellent space, privacy and flexibility

- Near-new Ausbuild home with approximately 5+ years of builder's warranty remaining
- 4 generous bedrooms, all with built-in wardrobes, plus a versatile media room that could easily be used as a fifth bedroom

4 2 8

FOR SALE

Offer over \$1,150,000

VIEW

Sat 19th Sep @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



- Extra-large master bedroom featuring a walk-in wardrobe and private ensuite
- 2 bathrooms, plus a separate toilet for added convenience
- Spacious open-plan kitchen, living and dining areas designed for easy family living and entertaining
- Stylish kitchen featuring stone benchtops, gas cooktop, dishwasher and a large walk-in pantry
- High ceilings enhancing the sense of space, natural light and airflow
- Ducted air conditioning and ceiling fans throughout for year-round comfort
- Beautiful timber flooring to the bedrooms and elegant porcelain tiles throughout the main living areas
- 10kW solar system helping to reduce everyday electricity costs
- Covered outdoor entertaining area with ceiling fan, downlights and a fully equipped outdoor kitchen - perfect for entertaining family and friends
- Double lock-up garage with convenient access to the backyard
- Wide driveway with plenty of room for multiple vehicles, a boat, caravan or trailer
- Generous, low-maintenance front and backyard, with plenty of room for children, pets, entertaining or a vegetable garden
- Additional outdoor features including a shed, water tanks and two clotheslines
- Security cameras at the front of the property for added peace of mind
- Smart lock/keyless entry to the front door
- Located in a quiet and friendly neighbourhood, offering a relaxed family lifestyle

Unbeatable Everyday Convenience

One of the standout features of this property is its location. With the new Doolandella shopping precinct and Woolworths directly opposite, your everyday essentials are virtually at your doorstep. Schools, childcare, public transport, parks and other local amenities are also conveniently located nearby, making this an ideal position for busy families.

The Difference Is in the Combination

It's not just one feature that makes this home special - it's the combination of everything it offers:

A near-new Ausbuild home.

A substantial 677m² block.

Four bedrooms plus a flexible media room.

An extra-large master suite.

Quality modern finishes.

10kW solar.

A fantastic outdoor entertaining area and outdoor kitchen.

Wide driveway and exceptional parking.

A generous, low-maintenance backyard.

Quiet and friendly surroundings.

And Woolworths and the new shopping precinct directly opposite.

Finding a near-new home offering this much land, space, parking, flexibility and convenience is becoming increasingly difficult.

Come and Experience It for Yourself

A property like this is best appreciated in person.

Photos can show you the finishes, but they can't truly capture the space, proportions, natural light and lifestyle this home offers.

Come through, take your time and experience what makes 85

Westminster Boulevard such a special opportunity.

Offers Over \$1.15 Million

85 Westminster Boulevard, Doolandella

This is a home you need to see in person.

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accurately represent the current condition of the property.

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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