



85 Westminster Boulevard, Doolandella

AUCTION Fast Approaching 21/10/2026 - Near-New Home on 677m²

Auction Location: In-Room Auction | Wednesday, 21st October,
5:30pm | 25 Pinelands Road, Sunnybank Hills

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 battle-axe 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

4 2 8

AUCTION

Wed 21st Oct @ 5:30PM

VIEW

Sat 17th Oct @ 11:00AM - 11:30AM

AGENTS

Litsa Stylianou
0431 172 691
litsastylianou@ljhpp.com.au

Bella Nguyen
0438 961 272
bellanguyen@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



- Extra-large master suite with walk-in wardrobe and private ensuite
- Two bathrooms plus separate toilet
- Spacious open-plan kitchen, living and dining
- 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
- Wide driveway with room for multiple vehicles, 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.

Your Opportunity to Buy at Auction

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.

With the property being offered under auction conditions, buyers have the opportunity to inspect, assess and prepare ahead of auction day.

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.

AUCTION IN ROOMS

Wednesday, 21 October 2026

5:30PM SHARP

LJ Hooker Sunnybank Hills (25 Pinelands Road
Sunnybank Hills QLD 4109)

85 Westminster Boulevard, Doolandella

INSPECT. PREPARE. REGISTER. BID.

Don't miss your opportunity to secure this impressive near-new home under auction conditions.

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 rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not 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

Litsa Stylianou 0431 172 691

| litsastylianou@ljhpp.com.au

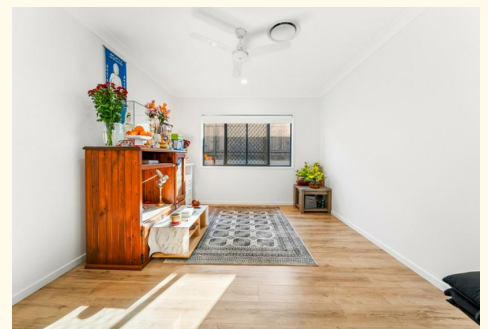
Bella Nguyen 0438 961 272

Sales Agent | bellanguyen@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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.



85 Westminster Boulevard, Doolandella

Approximate Total Building Size : 250 sqm

4 2 2

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.

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.

