







93 Boland Street, Park Avenue

# Bright, Fresh & Modern Family Living in a Convenient Location

Welcome to 93 Boland Street, Park Avenue, a beautifully presented family home that combines comfort, style, and practicality in one highly convenient location. Set on a generous 644sqm allotment, this bright, fresh and modern residence offers everything a growing family needs, with spacious indoor living, fantastic outdoor entertaining, and excellent storage solutions.

Step inside and be welcomed by light-filled interiors that create an inviting and relaxed atmosphere throughout the home. Featuring three generously sized bedrooms and a well-appointed family bathroom, this home has been thoughtfully designed for easy everyday living.

A standout feature is the charming sunroom, the perfect spot to enjoy your morning coffee, unwind with a good book, or create a peaceful reading nook bathed in natural light.

At the heart of the home, you'll find a stylish modern kitchen boasting ample bench space and an abundance of storage, making meal preparation effortless and family cooking a breeze. The adjoining living and dining areas flow seamlessly, providing comfortable spaces to gather with family and friends.

3 1 2

**FOR SALE**
Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Rockhampton
(07) 4922 2122

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Outside, the lifestyle appeal continues with a fantastic outdoor entertaining area, ideal for Sunday sessions, family gatherings, and summer BBQs. The spacious backyard offers room for kids and pets to enjoy while still providing plenty of space to entertain.

Adding to the practicality of the property is a fully powered double-bay shed, perfect for tradies, hobbyists, or additional storage, along with fully undercover parking to keep vehicles protected year-round.

Conveniently located close to Emmaus College, Stockland Rockhampton Shopping Centre, Red Hill Homemaker Centre, and a wide range of local amenities, this home offers exceptional accessibility while maintaining a relaxed family-friendly lifestyle.

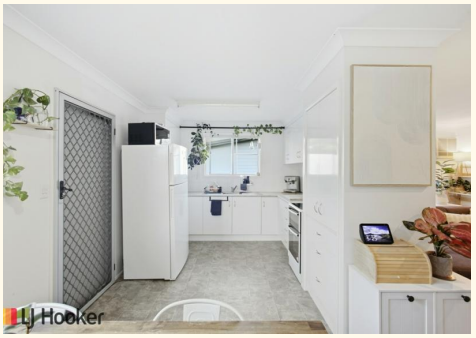
Whether you're a first home buyer, growing family, or savvy investor, 93 Boland Street, Park Avenue presents an outstanding opportunity to secure a move-in-ready home in a sought-after location.

Offers Over $585,000 Considered
Don't miss your opportunity to inspect this wonderful property and experience everything it has to offer. Contact us today to arrange your viewing.

Brit Carr: 0407 228 860
Claudia Heath: 0488 056 093

## MORE DETAILS

| | |
|---|---|
| Property ID | 802HVW |
| Property Type | House |
| Land Area | 644 m2 |
| Including | Air Conditioning<br>Built-in-Robes<br>Water Tank |















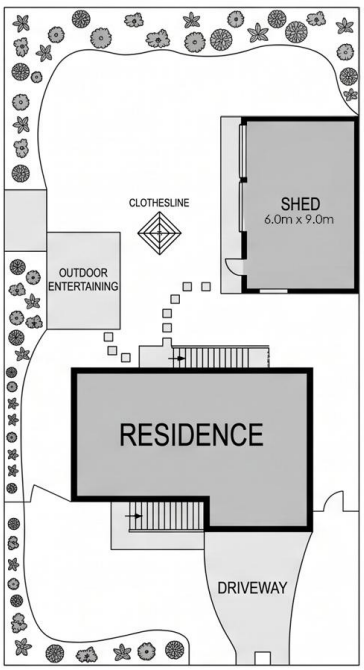

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Sales Associate to Brit Wheeler |
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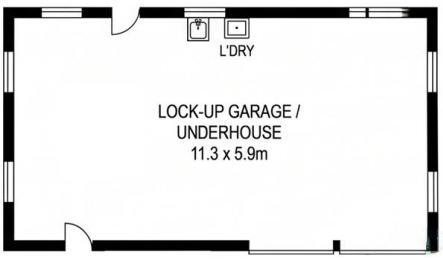
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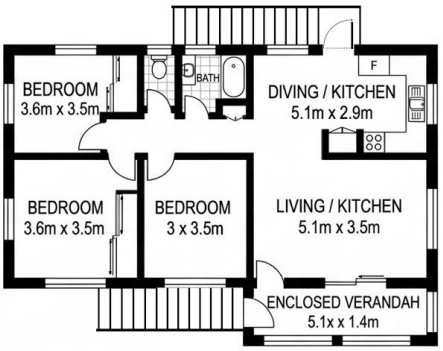
# 93 BOLAND ST
## PARK AVENUE

LJ Hooker




GROUND FLOOR




FIRST FLOOR

ALL INFORMATION HEREIN IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE CANNOT GAURENTEE ITS ACCURACY AND INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES

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