



Rosedale South, 7 Boffs Street

Expansive Family Home with Dual Living, Pool & Endless Potential!

607m² Elevated Block | Granny Flat | Prime Rosedale South Location

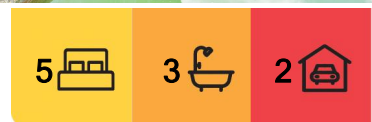
If you're searching for a spacious family home with dual living and value-adding potential, don't miss this incredible opportunity at 7 Boffs Street, Rosedale. Whether you're looking to renovate and reap the rewards, accommodate extended family, or secure a high-yield investment, this property offers endless possibilities.

Perched high on the hill, this solid double-brick home boasts impressive space, functional living areas, and a fully self-contained granny flat-perfect for multi-generational living or additional rental income.

Upstairs: Spacious & Functional Living

*Well-built kitchen with ample storage, dishwasher, 4-burner electric stove, and oven

*Two oversized air-conditioned living areas, one opening to the west-facing balcony, the



For Sale
Contact Agent

View
ljhooker.com.au/BSYF2S

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other with a fan and access to the front balcony

- *Master suite with air conditioning, ensuite, and built-in wardrobe
- *Three additional large bedrooms, two with air conditioning and ceiling fans
- *Modern bathrooms, including a main bath with a separate shower and bathtub, plus a separate toilet for convenience
- *Hardwood floors with stunning potential for restoration
- *Extra-large linen cupboard for ample storage

Downstairs: Self-Contained Granny Flat & Versatile Space (Legal height!)

- *Private entry with three separate access points
- *Large bedroom with built-in wardrobes
- *Spacious kitchen with electric stove and wall oven
- *Living and dining area with seamless flow to the poolside entertainment zone
- *Original bathroom with shower and toilet, plus room to expand into a larger modern space
- *Garage & Home Office: One lock-up garage, while the second has been converted into an office-easily reversible if desired
- *Potential to create additional bedrooms or living areas-perfect for a home business, rental income, or guest suite

Outdoor Oasis: Entertain & Relax

- *Inground saltwater pool wrapping around the back of the home
- *Expansive entertaining area with shaded sail-ideal for gatherings and BBQs
- *Organic vegetable gardens for the green thumb in the family

This property presents a rare opportunity to transform a long-term family home into your dream residence or a high-return investment. With endless possibilities to customise, expand, and add value, homes of this caliber don't last long!

Call today to arrange your inspection, or we'll see you at the open home!

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

More About this Property

Property ID	BSYF2S
Property Type	House
Land Area	607 m ²
Including	Balcony Outdoor Entertaining

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NORTH
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7 BOFFS STREET, ROCHEDALE SOUTH

5 3 2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

