



117-119 Boxer Avenue, Shailer Park

Elevated Family Sanctuary on 1,329m² in the best of Shailer Park

Set on an expansive 1,329m² elevated block, this beautifully presented brick veneer home offers space, versatility, and endless possibilities for growing families, home businesses, or potential multigenerational living. From the polished cypress pine floors to the new ducted air-conditioning and solar system, every detail has been carefully considered for comfort, efficiency, and lifestyle. With a huge under-house storage area, and granny flat potential (STCA), this is a rare opportunity in a tightly held pocket of Shailer Park.

Home Features:

- Open plan, spacious front living area with cosy wood-burning stove for the colder winter nights
- Large kitchen with induction cooktop, wall oven, dishwasher, microwave provision, plumbing to fridge, and corner pantry
- Open dining area with access to the outdoor entertaining space via brand-new plantation shutters sliding doors
- 5 bedrooms (or use as 3 beds + office + media room), offering flexibility for families or work-from-home setups
- Master suite with bay windows, walk-in robe, and stylish barn door

5 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Alex Simule
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AGENCY
LJ Hooker Property Centre
(07) 3286 2500

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

- new ensuite
- Family bathroom complete with a bathtub and separate toilet

Comfort & Efficiency:

- New ducted A/C with different zoning and remote access from your smartphone, tablet, or computer even when you're not home, plus split systems and ceiling fans
- New solar system, battery-ready if wishing to install one for your electricity storage
- Whole-house water filtration, ensuring the water in your home is clean and safe
- Fast cable internet for smooth streaming and remote work
- New plantation shutters to windows in most rooms
- A switchboard for a generated plug-in in the event that the Main power goes down
- Solar hot water system
- Solar roof vents helping with electricity bill costs

Outdoor Lifestyle:

- Large outdoor entertaining area equipped with outdoor blinds, perfect for entertaining, BBQ or relaxing with family
- Laundry with storage cupboard and rear access
- Tandem garage with huge under-house space (extra rooms could be added if desired (STCA))
- Extra parking concreted area —fits boat, caravan, motorhome or multiple cars
- Dual side rear access, with wide gate on right-hand side
- You can grow your own food having the chicken coop, veggie boxes (some wicking), and water tanks
- Beautifully landscaped front and back yard with grassed areas perfect for kids and pets, with room for a pool or granny flat or both (STCA)
- Enjoy a good walk or bike ride facilitated by the walking track just behind the property

Located in a peaceful, family-friendly pocket of Shailer Park and surrounded by parklands, you'll enjoy the convenience of nearby state and private schools, a couple of minutes to the Hyperdome Shopping Centre, and easy access to the M1 - all while coming home to your own private oasis.

Whether you're upsizing, investing, or simply looking for a tranquil place to call home, this property ticks every box.

Contact Alex on 0412 889 173 to arrange your private inspection.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property.

MORE DETAILS

Property ID	BTMFF2S
Property Type	House
Land Area	1329 m2
Including	Air Conditioning Outdoor Entertaining

Alex Simule 0412 889 173

Independent Contractor - Aspire Estate Agents Pty Ltd |
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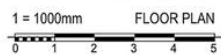


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5 Bed 1 Living 2 Bath 5 Car

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Approx. Area Calcs	
	Area m ²
Lower Level	61.7
Upper Level	144.3
Verandah	12.8
Patio / Deck	40.4
	259.2 m ²