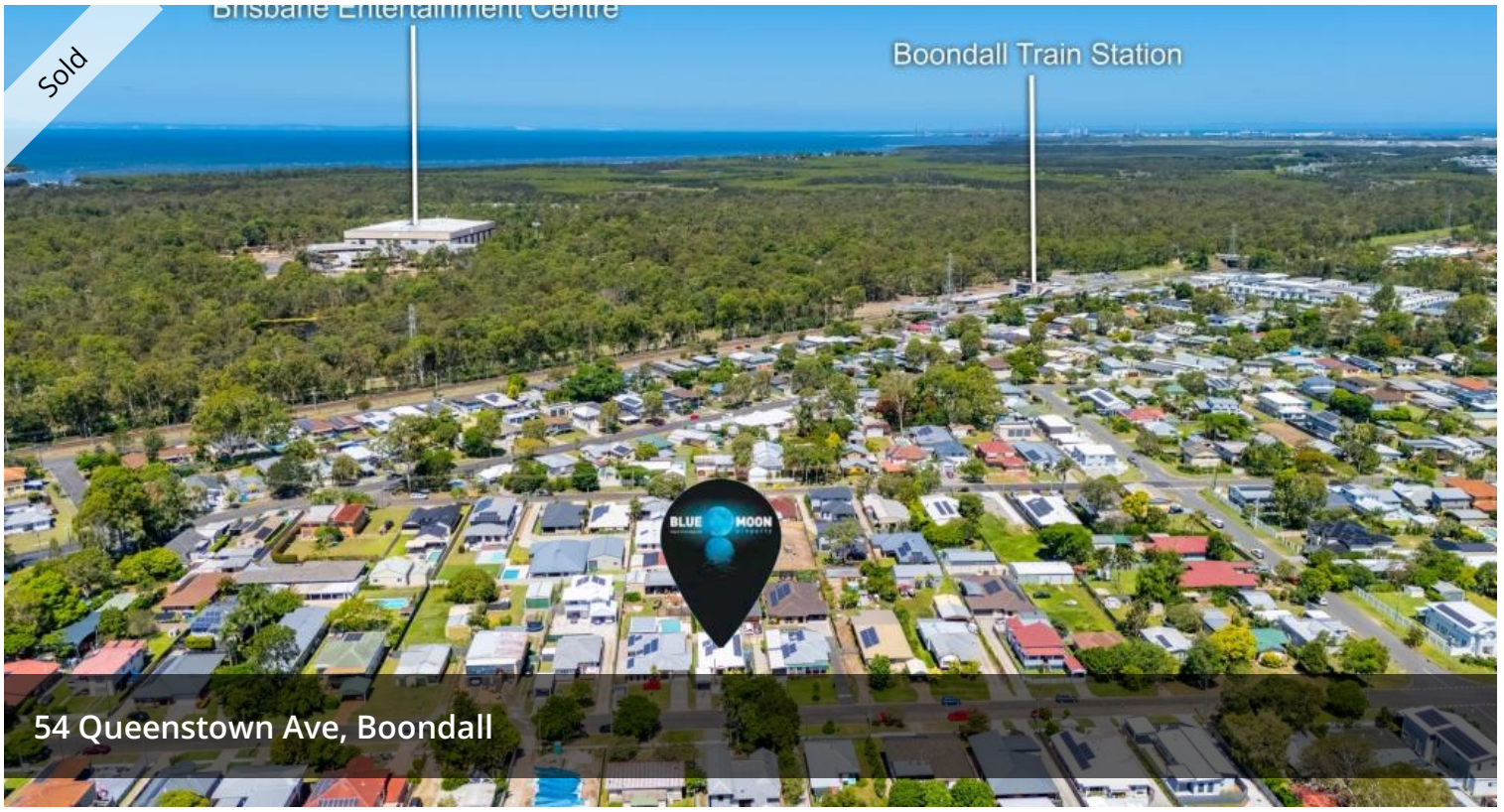

OPEN HOME CANCELLED

4 2 1 412m2

Positioned in a highly convenient and well-connected pocket of **Boondall**, this four-bedroom steel frame home presents a rare opportunity in an area where quality family homes are increasingly hard to secure.

The home offers **four bedrooms**, including a master suite complete with built-in robe and **ensuite**, while the remaining bedrooms are serviced by a central main bathroom. At the heart of the home is the **open-plan living, kitchen and dining area**, which is fitted with **air-conditioning** for year-round comfort.

The kitchen is functional with good bench space and storage, and the overall layout provides a solid foundation for buyers looking to **modernise and add value**. While comfortable as is, the home would benefit from updates to bring it to contemporary standards, making it an excellent option for renovators, investors or owner-occupiers seeking future upside.

Solar electricity panels are installed on the roof, offering ongoing energy savings and a covered carport provides off-street parking.

The location is a standout, with **Brisbane Airport approximately 10–12 minutes away** and **Brisbane CBD around 15–20 minutes by car**, making commuting and travel simple.

Nudgee Golf Club is just minutes away, while the nearby coastal suburbs of **Sandgate and Shorncliffe** provide the closest beaches for **swimming,**

Price	SOLD
Property Type	Residential
Property ID	11776
Land Area	412 m2

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Golden Beach
SHOP 2 50 Landsborough Pde
Golden Beach, QLD, 4551 Australia
0418 288 325

fishing and waterfront recreation.

Additional location highlights include:

- Walking distance to local bus stops and **Boondall Train Station**
- Easy walk to **Cafe 63 and IGA Boondall**
- Quick access to **Sandgate Road and the Gateway Motorway**
- Short drive to **Boondall State School** and **Nudgee College**
- Minutes to **Westfield Chermside**

A **floorplan is available** to help buyers fully appreciate the home's layout and proportions.

This is an increasingly rare opportunity to secure a well-located home with space, solar efficiency, air-conditioned open-plan living and strong potential to renovate or enhance in a tightly held suburb.

Please note: Some images have been digitally decluttered and include virtual furniture for marketing purposes.

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