

**1 Merloon Street, Boondall, Qld 4034**



**House For Sale**

Thursday, 1 February 2024

1 Merloon Street, Boondall, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 567 m2**

**Type: House**



Angela Duncan  
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## Auction

-Register & Watch the Auction live online through the following link: <https://raywhiteaspley.com.au/live-auctions> Standing proudly in a quiet cul-de-sac, this built in highset home offers a clever floor plan for the young and growing family. Light and bright throughout, the upper floor offers generous living, beautiful polished timber floors and 3 bedrooms whilst downstairs offers additional rumpus space, covered deck and an inground pool allowing space for the entire family to relax!- Fenced 567m2 block with established gardens - Rear deck for entertaining overlooking huge in-ground pool- Double lock up garage with laundry and second bathroom- Additional storage shed - Fantastic multipurpose space ideal for a second lounge, home office/studio- Beautiful polished wood floors - Well appointed family kitchen with electric appliances and plenty of storage- Open plan living and dining leading out to front balcony - Contemporary family bathroom with double vanity and shower over tub- 3 generous sized bedroom with ceiling fans and built in robes- Security screens throughout Rental Appraisal: \$800 per week approx. Council Rates: \$450 per QTR approx. Only a short drive to Boondall Train Station and major bus stops. Minutes from the Gateway and boat access at Sandgate as well as being surrounded by reputable schools and childcare - walk to Nudgee College. Sure to be snapped up - serious offers will be considered, please contact the agent for all further enquiries & to arrange your inspection.