

13 Boondara Street, Manly West, Qld 4179



Sold House

Monday, 18 March 2024

13 Boondara Street, Manly West, Qld 4179

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Tamara Hall

0424468376

\$1,200,000

Uncover the ultimate family home and discover the perfect blend of comfort and convenience with dual living potential. Nestled in the heart of Manly West, amongst tranquil greenery and within a sought-after community, this residence offers an inviting atmosphere and ample space. 13 Boondara Street, beckons you to embrace the possibilities of for multifaceted living. Step inside this upgraded home and be welcomed by it's light infused interior, inviting ambiance, refreshing bay breezes and adaptable layout to accommodate various lifestyle needs.

Internal Features:

- Inviting entrance leading to the split-level offering of this residence
- Transition seamlessly to the upper level with hardwood stairs to the open-plan living space
- Recently unveiled polished hardwood Scribbly Gum floors with durable polyurethane coating for added durability & wear resistance
- Three generously sized bedrooms all with ceiling fans
- Retreat to the light infused, master bedroom with built-in mirrored wardrobe, ceiling fan & air conditioning
- Luxuriate in the large main bathroom boasting a shower & bath + separate powder room
- Well appointed & equipped kitchen featuring ample bench space & storage solutions, overlooking the expansive new back deck
- Revamped downstairs area now boasts a second bathroom, laundry facilities & mudroom/utility space with extensive storage
- Modern amenities have now been added, inclusive of a contemporary bathroom featuring spacious shower & sleek vanity + new hot water system
- Downstairs multipurpose area provides a versatile space for entertaining & more
- Upgraded air conditioning & ceiling fans throughout
- Lighting upgrade includes energy efficient Dimmable LED's
- Abundant natural light & bay breezes

Step into your oasis: commencing with the idyllic back deck - a true sanctuary. Morning coffees, evening drinks, and all-weather BBQ's await amidst greenery. Surrounding by trees and overlooking lush gardens, listen to birdsongs as you watch your children play in the expansive backyard. Embrace the company of lovely neighbours and a friendly community of families within this warm community.

External Features:

- Harmonious indoor-outdoor flow to the back deck & front balcony
- Recent exterior paint refresh
- Expansive back deck utilises high-quality materials, including F17 hardwoods, Blackbutt decking, hot dip galvanised posts, insulated 'Colorbond Cooldeck' with dimmable LED lighting (council approval & original plans available)
- Thoughtful design ensures continued enjoyment even in rainy weather, with a covered rumpus area below
- Fresh outdoor improvements, including a TrendStone retaining wall & lush Sir Walter turf
- Manicured, low-maintenance gardens
- Peace of mind provided by gutter guards
- External potential to further develop the outdoor offering including space for a pool and/or larger shed

Other Property Features:

- Situated on a generous 607sqm block in a vibrant, family-friendly neighbourhood
- Crim safe security measures
- Convenient access to bushland trails for running and biking, as well as a nearby parklands
- Ample side access & utility provisions, including outdoor power points & hoses
- Robust hardwood construction & tiled roof offer durability & longevity
- Short commute to the Esplanade & boat ramp at The Royal Queensland Yacht Squadron
- Recent installation of a new hot water system ensures comfort & efficiency

Close by to bustling local markets, cozy cafes, and boutique shops, Manly West offers the perfect blend of seaside tranquillity and urban amenities. Families thrive amidst the excellent schools on offers, parks, and recreational facilities, while friendly neighbours foster a warm and inclusive environment for all. Come discover the allure of 13 Boondara Street and experience the quintessential coastal lifestyle you've been dreaming of.

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