

14/14 Sovereign Place, Boondall, Qld 4034

Sold House

Tuesday, 2 April 2024

14/14 Sovereign Place, Boondall, Qld 4034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Tim Williams



Luke Harding
0451118281

\$630,000

Perfectly positioned in the peaceful 'Heritage Court' estate, this stunning low set villa has been meticulously renovated throughout to an exceptional standard and presents as brand new, offering buyers the opportunity to simply move in without having to do a thing. The airy open plan living / dining area with cool timber flooring gives a feeling of light and space and flows easily to the covered private patio, ideal for entertaining friends or simply enjoying a casual meal or a quiet cup of coffee. The spacious modern kitchen, with induction cooktop and ample storage is guaranteed to satisfy all your culinary needs and is well equipped to cater for the largest of dinner parties. The 2 bedrooms are generously sized and feature ceiling fans and built-in wardrobes, the master bedroom also has airconditioning. Those with a green thumb, will love the charming, easy maintenance garden, complete with garden shed. The location of this property is excellent and offers both convenience and lifestyle, with easy access to local amenities, schools, parks, and public transport options. The nearby Boondall Entertainment Centre offers a broad range of entertainment choices, ensuring there's always something to do. Easy access to the motorway linking both Coasts and the airport, means that it's easy to stay connected. Whether you're a first home buyer, downsizer, or investor, this low maintenance villa ticks all the boxes. Features at a glance:

- Beautifully renovated
- Open plan living and dining
- 2 generous bedrooms
- Spacious modern kitchen
- Induction cook top
- Ceiling fans in both bedrooms
- Airconditioning
- Timber flooring throughout
- Covered private patio
- Low maintenance back garden
- Single garage
- Garden shed

Body Corporate: Approx \$670 per qtr
Rates: Approx \$223 per quarter
Location:

- 10 minute walk to North Boondall train station
- 15 minute walk to the Brisbane Entertainment Centre
- 5 minute drive to the Gateway Arterial
- 15 minute drive to the airport.

Auction In-Rooms on Thursday 18th April at 1pm, at Harcourts Ascot, 31 Alexandra Road, Ascot
For further information please contact Tim Williams on 0411 518433 or Luke Harding 0451 118281
Please note that when visiting "Heritage Court", there is some limited visitor parking available, however there is plenty of on-street parking close by, just outside the estate. Please do not park on the grass inside the estate.

DISCLAIMER This property is being sold by auction therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.