

# 15 Belford Street, Boronia Heights, Qld 4124

## House For Sale

Wednesday, 15 May 2024

STONE

15 Belford Street, Boronia Heights, Qld 4124

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 651 m2

Type: House



Bridgette Griffiths  
0430445750



Leanne Gunn  
0413817092

## OFFERS OVER \$650,000

Introducing 15 Belford Street, Boronia Heights We proudly present a wonderful 4-bedroom home, tailored for home ownership or investment. Well maintained and cared for by the excellent tenants offering a seamless investment opportunity with a lease to October 2024. If an investor purchased the property the tenants would love to stay on, providing a reliable and hassle-free opportunity. For the homeowner this property boasts a wonderful street location within an excellent family neighbourhood, multiple living areas offering privacy and space for everyone. As you step inside, you'll be greeted by a spacious lounge room, the perfect spot to unwind and entertain guests. The kitchen, strategically positioned to overlook the side yard, ideal for keeping an eye on the kids or enjoying the view while cooking. Venturing into the bedrooms, you'll discover 4 good size rooms, each offering built-in robes, the main bedroom to the front of the home provides added privacy. The heart of the home lies in the open-plan dining and family area, seamlessly flowing to the covered outdoor entertainment haven through glass sliding doors. Whether you're hosting a barbecue or simply enjoying a quiet evening under the stars, this space is designed for effortless indoor-outdoor living. Convenience meets practicality with side access through double gates leading to a double carport and side yard, providing ample space for parking and recreational activities. Don't miss out on this incredible opportunity to make this house your forever home or your chance to own a well-maintained property with exceptional tenants. Located within walking distance to parks, playgrounds, bus stops, childcare facilities, and shops. Include the nearby access to the Logan motorway providing east and west connection to the major Southeast Queensland motorway corridors. The real estate expression "location, location" hits the mark. The Boronia Heights suburb provides many conveniences all within driving distance from your doorstep. 1.6km to Boronia Heights State School 2.3km to Park Ridge State High School 3.2km to Park Ridge Shopping Centre 350m to Boronia Heights shops 2.4km to Boronia Heights shopping Middle Road 5.0km to Grand Plaza Shopping Centre 5.0km to Greenbank RSL Club 34.0 km to Brisbane CBD 68.0 km to Surfers Paradise Gold Coast Multiple Childcare facilities Parks and Bus stop close by

**FEATURES LIST:** Brick home with tiled roof Security screens and doors 1 x Reverse cycling air conditioner – Lounge 5 Solar Panels 1 x ceiling fan – open plan living area Electric hot water system Separate spacious carpeted lounge area Tiled open plan dining and family area with access to the side covered entertainment area Great size kitchen with loads of cupboard space, electric freestanding oven and hot plates, pantry, and breakfast bar 4 Bedrooms, 3 with carpet and double built-in robes, main bedroom with wood effect linoleum flooring and 2 double built-in mirrored robes, plus access to the bathroom 3-Way bathroom with the separation of toilet, shower/ bath, vanity in three separate areas Separate tiled laundry with access to the side yard and wall clothesline Linen cupboard in hallway Covered entertainment area with concrete floor overlooking the yard Statement double wrought iron gates with entry to large double carport and with drive through access to side yard Built in approximately 1996. 651m<sup>2</sup> Allotment

**DISCLAIMER:** Please note: Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours of an advertised open home. Therefore confirmation of all open home times with the listing agent is advised. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Stone Real Estate Logan West accepts no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.