

**16/14 Sovereign Place, Boondall, Qld 4034**

**Sold Villa**

Wednesday, 6 December 2023

16/14 Sovereign Place, Boondall, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Tim Williams



Luke Harding  
0451118281

**\$610,000**

Perfectly positioned in the peaceful 'Heritage Court' estate, this recently renovated, low set villa is a rare find. Meticulously maintained and beautifully presented, this impressive home offers both convenience and lifestyle. The open plan living / dining area with cool timber flooring and impressive high raked ceilings give a feeling of light and space. The connecting private courtyard outside, complete with automatic Atrium Vergola, makes it the ideal space for entertaining friends, enjoying a casual meal or a quiet cup of coffee, all year round. The spacious kitchen with ample storage, is cleverly designed to stay connected with the rest of the living area whilst also linking with the laundry and back garden. The 3 bedrooms are generously sized and feature ceiling fans and built-in wardrobes, ensuring plenty of storage space for all your belongings. The master bedroom also includes a beautifully renovated private ensuite, providing a touch of luxury and convenience. The property also offers a brand new, well-appointed main bathroom, complete with walk in shower and an oversized bathtub, perfect for unwinding and soaking away the stresses of the day. Additionally, there is a separate toilet for added convenience. Those with a green thumb and the small furry members of the family will love the low maintenance garden, complete with raised garden beds, a variety of fruit trees and a garden shed. The location of this property is second to none. You'll enjoy easy access to local shops, schools, parks, and public transport and a range of entertainment options, ensuring there's always something to do. Staying connected to loved ones further afield isn't a problem, with as easy access to the Gateway Motorway, and only a 15 minute drive to the airport. For any questions or additional information, please contact Tim Williams 0411518433 or Luke Harding 0451118281. Features at a glance:

- Open plan living and dining
- 3 generous bedrooms
- Beautifully renovated bathroom and ensuite.
- Ceiling fans in all bedrooms
- Airconditioning
- New timber flooring in the living areas.
- Solar - 3.3KW
- Atrium Vergola with automatic opening and closing.
- Low maintenance back garden
- Single garage
- Body corporate: Approx \$652.00 per qtr.
- Sinking fund: Approx \$182,000
- Rates: Approx \$390.00 per qtr

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.

Please note that when visiting "Heritage Court", there is some visitor parking available, however there is plenty of on-street parking close by, just outside the estate. Please do not park on the grass.

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