

17 Booyong Place, Bridgeman Downs, Qld 4035



Sold House

Wednesday, 18 October 2023

17 Booyong Place, Bridgeman Downs, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 511 m2

Type: House



Michael Spillane

\$886,000

Set in a wonderfully leafy pocket that exudes privacy and serenity, this fabulous low-set rendered brick residence is the perfect option for those that are seeking a low-maintenance lifestyle that's still located in an ultra-handly position. With a free-flowing layout, pristine presentation and a lovely leafy aspect to the rear, there's plenty of reasons why this one truly 'feels like home' from the moment you enter. Arriving in Booyong Place, you'll quickly surmise just how close you are to so many amenities...there's a myriad of shopping options in Carseldine, Aspley or Chermside and a wide selection of quality schools to match. Additionally, you're within 15 minutes of the airport or 25 minutes from the Brisbane CBD given the close proximity to arterial roads and Brisbane's well-designed tunnel system. Number 17 is neatly nestled towards the end of the cul-de-sac and from the moment you open the timber and glass front door, you'll love the free-flowing layout with modern tones and textures. Immediately to your right is the light-filled master bedroom...an ambient parents' haven offering chic Plantation shutters, air-conditioning, a ceiling fan, a walk-in robe and stylish ensuite featuring a shower, neat vanity and toilet. Wander a little further down the central hallway and you'll discover the kids' retreat. This is a wonderfully private area that could be used as the perfect home office should the need arise. To the left of the corridor, you'll find the direct entry into the remote double lock-up garage that offers extra storage space and a laundry at the rear. By now, you've probably noticed some of the many features that this abode possesses – a video security system with 4 cameras, security screens and modern downlights...but you may not have seen many of the other fantastic features that include a 6.6 KW solar system, instant gas hot water, the fully insulated tiled roof or the 5000 litre water tank that's plumbed to the toilets and the laundry. You'll soon discover the remaining three bedrooms have mirrored built-in robes and ceiling fans whilst two of these three bedrooms provide split system air-conditioning units as well. Right nearby, you'll find the delightful main bathroom that features a separate shower and bath, an exhaust fan, a tidy vanity and a separate toilet. Finally, you'll arrive at the spacious open plan living and meals area...a lovely space for you to relax with your family as you feel the meandering breezes flow through the home with ease. Adjoining this area, you'll love the galley-style kitchen that provides generous bench and cupboard space, a built-in pantry, room for a double door fridge, a feature tiled splash back and a selection of quality appliances including a stainless-steel oven, an electric ceramic cook top, a stainless-steel range hood and a stainless-steel dishwasher – a superb setup where you can cook with a lovely view out the back. Speaking of the back, you'll open the large glass sliding doors and discover the brilliantly designed indoor/outdoor room that's fully screened, provides downlights and a fan...and is the ideal place to entertain your guests at any time of the year – a real point of difference. Another point of difference is the surprisingly spacious backyard – plenty of room to install a pool and have a game of footy with the kids. There's full fencing in this backyard (including a Colorbond fence at the rear) and as we've already mentioned, a picturesque leafy aspect beyond it. This property backs on to the kindergarten but given this kindy is on a very large block of land, the building itself is nowhere near your yard here at 17 Booyong Place. But the best feature of all with this gorgeous residence is the price – it represents truly outstanding money for buyers that have a discerning eye. A summary of features includes:

- A well-proportioned 511m² allotment that's wonderfully flat
- A well-designed low-set rendered brick abode
- Ideal position almost at the end of the peacefully quiet cul-de-sac
- Offers a leafy outlook at the rear
- Four spacious bedrooms (master with walk-in robe and ensuite whilst remaining three bedrooms all provide mirrored built-in robes)
- Three of the four bedrooms with split system air-con
- Two gorgeous bathrooms (main bathroom with separate shower and bath and a separate toilet)
- Two living areas including the spacious open plan living and meals area and a separate kids' retreat or large home office
- Fabulous galley-style kitchen with ample space and quality stainless steel appliances
- Brilliantly designed indoor/outdoor room that's fully screened
- Remote double lock-up garage with laundry at the rear
- Plantation shutters
- Ceiling fans throughout
- Video security system with 4 cameras
- Security screens
- Modern downlights
- 6.6 KW solar system
- Instant gas hot water
- Fully insulated tiled roof
- 5000 litre water tank that's plumbed to the toilets and the laundry
- Linen cupboard
- Surprisingly spacious fully fenced backyard (easily large enough for an in-ground swimming pool)
- Close to many shopping options in Carseldine, Aspley or Chermside
- Also close to a wide variety of quality schools
- Within 15 minutes of the airport or 25 minutes from the Brisbane CBD

Whether you're a first home buyer, retiree, investor or simply wanting a low-maintenance lifestyle in a prime location, this very well may be the home for you – Be Quick as it will suit a wide variety of buyers! 'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.