

173 Lyndhurst Road, Boondall, Qld 4034



House For Sale

Wednesday, 24 April 2024

173 Lyndhurst Road, Boondall, Qld 4034

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 506 m2

Type: House



Imogen Bingley
0413632712



Hayden Owens
0734823501

Auction

Discover the epitome of suburban living in this charming 4-bedroom, 2-bathroom residence nestled in the heart of Boondall. With a tandem carport providing ample parking space, this home is designed to cater to every aspect of modern family life. Step inside and be greeted by the warm embrace of natural light flowing through the windows, creating a welcoming ambiance throughout. The layout of this home is thoughtfully designed, boasting not one, but two living room areas - one at the front of the house for formal gatherings, and another at the back near the two rear bedrooms, offering a cozy retreat for relaxation or kids retreat. The kitchen is equipped with modern conveniences including a dishwasher, gas cooking stove, double sink, and abundant storage space. Adjacent to the kitchen is a separate dining room, perfect for enjoying family meals or entertaining guests. For those who work from home or need a dedicated space for kids' homework, a convenient study nook awaits, providing the ideal setting for productivity. Outside, the charm continues with both front and rear yards offering ample space for outdoor enjoyment. From lush garden beds to three garden sheds, there's no shortage of storage or gardening potential and a large water tank - But the best feature is the powered multiple-purpose shed. With tiled flooring, air conditioning, and ample lighting, this versatile space is limited only by your imagination - whether it's a home office, hobby room, home gym or workshop. Conveniently located in Boondall, this home offers easy access to schools, parks, shops, and transportation options. Whether you prefer catching the train or bus, commuting is a breeze, making this property an ideal choice for those seeking both convenience and tranquility. Don't miss the opportunity to make this your forever home. Book your inspection today and start envisioning the endless possibilities that await in this idyllic Boondall abode.

Features: 4 Bedrooms 2 Bathrooms 2 Living areas Separate Dining Study Nook Gas Cooking & Dishwasher Air Conditioning in all bedrooms and both living areas Separate internal laundry that leads out to fenced off outdoor area fitted with 2 x clothesline Powered, tiled and air conditioned multiple purpose room 3 x Garden Sheds Water tank Fully fenced backyard

General: Rental Appraisal: \$610 per week approx. Council Rates: \$450.00 per QTR approx. for Owner Occupier \$500.00 per QTR approx. for Investor Year Built: 1992 approx. Direction: North East Facing School Catchments: Prep - Year 6: Boondall State School Year 7 - Year 12: Sandgate District State High School

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