

**32 Boston Street, Clayfield, Qld 4011**

Place. **P**

**House For Sale**

Tuesday, 12 March 2024

32 Boston Street, Clayfield, Qld 4011

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 417 m2**

**Type: House**



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## For Sale

This lock-up-and-leave property offers a lifestyle of convenience and luxury, where quality meets ease of maintenance, ensuring that every moment spent here is cherished. Nestled within the serene and esteemed neighbourhood of Clayfield, 32 Boston presents a bespoke contemporary residence, perfectly tailored to its surroundings. This architecturally designed home graces an easily maintained 417m<sup>2</sup> plot in one of the area's most coveted enclaves. This modern sanctuary perfectly capitalises on its private setting, leafy outlook and blue-chip position. With its open-concept design, the property offers a seamless flow between the kitchen, living, and dining areas, effortlessly leading to a private outdoor space. Here, a covered alfresco entertaining area awaits, seamlessly integrating indoor and outdoor living for an unparalleled lifestyle experience. Features Include: - Architecturally inspired low maintenance custom contemporary build, thoughtfully designed- Three generous bedrooms equipped with sizeable built ins or walk in-robe- Fourth bedroom positioned on entry level, easily converted into a dedicated home office if required, serviced by nearby bathroom- Well equipped open plan kitchen with central island bench, high end appliances and ample storage space with butlers pantry - Expansive living area featuring a built-in stone fireplace, creating a cosy focal point and inviting ambiance for gatherings and relaxation- Ducted air-conditioning throughout Nestled within the sought-after Eagle Junction catchment and surrounded by prestigious private schools, this location offers unparalleled quality. Situated just 6km from Brisbane's CBD, it boasts proximity to renowned educational institutions in the catchment for Eagle Junction State School & Aviation High. Enjoy the convenience of local green spaces such as Oriel Park and Ascot Park, along with nearby amenities like the Eagle Farm Racecourse and Racecourse Village shopping complex. Explore the vibrant dining and retail scene at Racecourse Road and Portside precinct, offering an array of cafes, restaurants, and boutique shops. Entrance to the property is located at 81 London Road, Clayfield. Please contact us for more information. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.