

**37 Boobialla Street, O'Connor, ACT 2602**



**House For Sale**

Thursday, 29 February 2024

37 Boobialla Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 804 m2**

**Type: House**



Jack Doyle  
0431994107



Joel Trindorfer  
0478397003

## Auction

Nestled in the prestigious locale of O'Connor, 37 Boobialla Street welcomes discerning families seeking both tranquillity and convenience. Perched above the street in a serene neighbourhood, this meticulously updated 4-bedroom ensuite plus study home radiates understated elegance and warmth. Step inside to discover a haven where modern comfort seamlessly blends with timeless charm. Multiple living spaces offer versatility for every family member to relax or come together for special moments. Whether you're hosting intimate gatherings in the inviting social spaces, or finding inspiration in the expansive studio/home office space, this residence caters to your every need. Outside, the established easy-care gardens create a picturesque setting for outdoor relaxation, while several entertaining spaces invite you to enjoy al fresco dining and leisure. Bask in the peacefulness of the surroundings, knowing that amenities such as O'Connor Ridge Reserve, parks, schools, local shops, and convenient transportation options are just moments away. Experience the convenience of an updated home where every detail has been thoughtfully considered for modern living. From the comfort of electric central heating and cooling to the sustainability of solar panels, this home embraces both functionality and eco-friendliness. The Miele kitchen appliances add a touch of luxury to culinary endeavours, while the gleaming hardwood floors exude timeless beauty. Indulge in the lifestyle of comfort and convenience that awaits at 37 Boobialla Street. From the practicality of ample off-street parking to the indulgence of a wine cellar adjoining the double garage, this home seamlessly combines everyday functionality with the finer things in life. Make your dreams a reality at 37 Boobialla Street and embrace a lifestyle filled with comfort, convenience, and cherished memories. Your perfect family home awaits. Additional Features:- Extendable Pergola Cover- Miele Kitchen Appliances- Ample Storage in the Kitchen, along with large bench spaces- Walk in Robe and ensuite for main bedroom- Built-in Robes in bedrooms 2 & 3- Skylight in the bathroom and conservatory- Large Study/ entertainment space with built-for-space shelving- Large North-facing windows- Large North-East facing window with a great view- Established Hedges and Shrubs around the home- Wine Cellar- Undercover external Seating/ Entertainment area- Large double car garage and additional drive-through access to back yard with double gate- Lots of natural light throughout the home- Ducted Reverse Cycle Heating and Cooling- Living: 228.9m<sup>2</sup>- Cellar: 14.40m<sup>2</sup>- Garage: 38.60m<sup>2</sup>