

**38 Boronia Avenue, Holland Park West, Qld 4121**

Place. 

**House For Sale**

Thursday, 9 May 2024

38 Boronia Avenue, Holland Park West, Qld 4121

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 412 m2**

**Type: House**



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## Auction

Auction Location: On-Site Nestled in a quiet street surrounded by family homes, this extraordinary residence forms a peaceful retreat only 13 minutes from the CBD. Recently updated and exuding sophisticated style, the house is enriched with timber, tiles and stone to create bespoke texture and lofty ceilings and glass sliders to welcome a wealth of sunlight, greenery and refreshing breezes. The lower level invites exceptional flow, with family, living, and dining areas intertwined and unfolding to the rear timber deck, forming an indoor/outdoor oasis for entertaining, relaxing and enjoying meals. With the deck overlooking the tropical palm trees and low-maintenance backyard, parents are provided the perfect vantage point to watch kids run and play. A central kitchen seamlessly connects the selection of living zones and is expertly adorned with a stone island bench and European appliances. The upper floor offers essential separation, with a second living space opening to a northerly deck delighting in leafy outlooks over the street. There are four bedrooms on this upper level. Three feature walk-in robes, including the master suite, which boasts an ensuite with dual vanities and double showers. A second bathroom reveals a relaxing bathtub and a separate powder room, and an additional powder room and laundry reside downstairs. Additional property highlights:- Remote double garage with newly painted floors- Miele semi-integrated dishwasher; Westinghouse 900mm rangehood- Smeg 900mm freestanding oven with 5-burner gas cooktop- Mitsubishi zoned ducted air-conditioning; ducted vacuum - Remote control ceiling fans and lights: new lighting, carpet and paint. Positioned 13 minutes from the CBD in a superb street, this home offers an excellent lifestyle. Bus stops are just 230m from your door, and the SE Busway, Pacific Motorway, PA Hospital and Greenslopes Private Hospital are close at hand. The local shops are around the corner, and you can shop and dine at Westfield Carindale and Westfield Mt Gravatt, 9 minutes away. Enjoy strolls to Glindemann Park at the end of the road, which features beautiful greenery, a playground, and creekside walking paths to explore. Children are within the Mount Gravatt State School and Holland Park State High School catchments, and St Joachim's Primary School, St Agnes Primary School, private high schools, and Griffith University are accessible in minutes. Disclaimer: This property is being sold by auction 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.