

# 4 Blueberry ash court, Boronia Heights, Qld 4124

AU PROPERTY GROUP III

## Sold House

Tuesday, 3 October 2023

4 Blueberry ash court, Boronia Heights, Qld 4124

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 367 m2

Type: House



Prabhjit Singh  
0469119205



Ash Usman

**\$585,000**

Welcome to this stunning and well-maintained family home located in the peaceful suburb of Boronia Heights, QLD. This modern property offers the perfect blend of comfort, style, and convenience for families, investors with great rental return, or those looking to take their first step into homeownership. This modern 3-bedroom, 1-bathroom property boasts a single garage and a range of features that make it an attractive choice for discerning buyers. This contemporary 3-bedroom family home is ready for you to move straight in with nothing required. New 3rd aircon, new ceiling fan and upgraded property that you will be pleased to call home and located in very quiet and friendly street. Located in flood free area and this modern family home which offers all that you could want for your home to live in with expanding shopping and amenity growth through the area. Close proximity to a handful of local shopping facilities, parklands and public transport, local schools, the address affords a peaceful yet convenient lifestyle just seven minutes from Grand Plaza Shopping Centre Browns Plains and 25 minutes from Brisbane City and 50 minutes to Gold Coast. IT'S ABOUT LIFESTYLE, IT'S ABOUT COMMUNITY, IT'S ABOUT CONVENIENCE! Features Worth Mentioning: Modern Design: This Low-set brick structure home boasts a modern design with laminated timber floors throughout all bedrooms, giving it a stylish and warm touch. Open plan living is immensely popular, and your new spacious and breezy living, dining and kitchen areas are no exception. Spacious Bedrooms: This home boasts three spacious bedrooms, all with beautiful laminated timber floors for a warm and cozy ambiance. The master bedroom features its own air conditioning unit for personalized comfort. Two bedrooms feature built-in robes, while the master bedroom boasts a spacious walk-in robe. Bathrooms: The property includes a well-appointed bathroom, with modern fixtures and finishes, and a separate toilet for added convenience. Enjoy the convenience of a dual entrance bathroom, with ensuite access from the master bedroom and a separate entrance from the hallway. Interior & kitchen: No carpet throughout the home ensures easy maintenance, while the electric cooktop, oven, and dishwasher make the kitchen a functional and enjoyable space. Comfortable Living: Stay comfortable year-round with ceiling fans in all rooms and 3 air conditioning units - one in the master bedroom, one in the living area, and an additional one in the garage, offering versatility for business or office use. The property features a durable tile roof, providing both aesthetic appeal and long-lasting protection. Outdoor Delights: Step outside to an inviting entertainment area and a fully fenced, secure backyard. There's plenty of space for kids to play and a garden shed for additional storage. Relax and unwind on the alfresco area, perfect for enjoying outdoor meals or simply soaking in the Queensland sunshine. Garage: The single garage offers versatility, making it ideal for business use or as an office because it got an aircon, in addition to secure parking for your vehicle. Additional Amenities: There's a separate toilet, a separate laundry, and a combined living and dining area is bathed in natural light, creating a warm and inviting atmosphere. The dining area opens seamlessly to the entertainment area, perfect for gatherings with family and friends. Energy Efficiency: Benefit from a solar hot water system, which not only reduces energy costs but also contributes to a greener lifestyle. Security: Rest easy with full security screens on all windows and doors, ensuring peace of mind for you and your family. Year of Construction: This well-crafted home was built in 2007 and has been meticulously maintained, presenting a neat and tidy appearance. Versatile Possibilities: Whether you're an investor, a downsizer, or a first-time homebuyer, this property suits your needs. It can be purchased fully furnished or without furniture. Located in the sought-after Boronia Heights area, this home offers a convenient and comfortable lifestyle. Don't miss the opportunity to make this your new home. Contact us today on 0469 119 205 to arrange a viewing and discover the potential of this charming property. Disclaimer- All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity.