

**52 Boden Street, Edge Hill, Qld 4870**

**House For Sale**

Wednesday, 17 January 2024

52 Boden Street, Edge Hill, Qld 4870

**Bedrooms: 3**

**Bathrooms: 1**

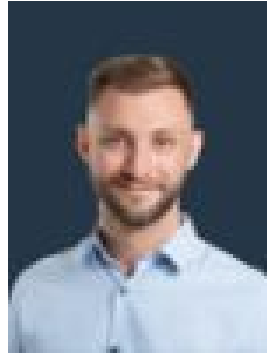
**Parkings: 3**

**Area: 825 m2**

**Type: House**



Natiesha Olufson  
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## Offers over \$599,000

Nestled in vibrant Edge Hill, 52 Boden Street invites you to experience the epitome of comfortable living. This delightful 3-bedroom, 1-bathroom home, recently renovated, is an ideal haven for relaxation and recreation. Key Features: Bedrooms: Three well-appointed bedrooms perfect for a small family or retired couple looking to downsize. Bathroom: Original but well-maintained, complemented by a spare toilet off the laundry. Living Space: Generously-sized living room with ample natural light. Kitchen: Features a walk-in pantry, a culinary haven for cooking and entertaining. Outdoor Oasis: Swimming pool accompanied with an outdoor shower, a paved basketball area with height adjustable hoop for all-age enjoyment and still a large backyard space for more activities or extensions. Entertainment Area: Spacious outdoor entertaining area for gatherings of all kinds. Additional Features: Air-conditioning, study nook, convenient laundry room, landscaping, garden shed, and a carport with a ceiling high enough to fit your caravan or boat. Location Highlights: Education: Within the Edge Hill State School catchment area for an excellent educational opportunity. Edge Hill Social Hub: Nearby butcher, deli, cafes, and bars offer local charm just a stroll away. Nature Proximity: Close to Botanic Gardens and Arrow hiking tracks for serene walks and outdoor adventures. In summary, 52 Boden Street is more than a home; it's a lifestyle. This recently renovated property seamlessly blends comfort, style, and recreational opportunities on a quiet street in a prime Edge Hill location. Don't miss the chance to make this house your home and embrace the unique character of this thriving community. For more information or to schedule a viewing, please contact Natiesha Olufson at 0400 173 785.