

**9 Bushland Street, Boondall, Qld 4034**



**Sold House**

Thursday, 10 August 2023

9 Bushland Street, Boondall, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 547 m2**

**Type: House**



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## Contact agent

Spoiling you with space, versatility and a premier location, this immaculate family home provides exceptional appeal for a wide range of buyers. Perfectly positioned to capitalise on both convenience and lifestyle, there is a stylish move-in interior and enticing ready made dual-living within the spacious and versatile layout. Set over two levels with a layout intelligently designed for flexibility, there are multiple light-filled spaces in which to unwind, relax and entertain and a premium presentation to allow you to move straight in and have nothing left to do! On the upper level, beautiful timber floors and VJ panelling offer the perfect backdrop to a large open-plan living and dining, benefitting from cooling breezes and superb natural light. The benefactor of an impressive update, streamlined joinery frames the large kitchen with the superb storage complimented by subway tiling, quality appliances, thick stone and a large island with integrated dining. Three bedrooms, two including built in wardrobes are on the upper level with each including plush carpet, ceiling fans and/or air-conditioning. The bathroom is beautifully presented in contemporary style with floor to ceiling tiling, stone vanity and mirrored storage. Downstairs, flexibly reigns supreme with an intelligent design allowing readymade dual-living with private, separate access, whilst maintaining the ability to seamlessly integrate the area into use for large families or entertaining if preferred. A large multi-purpose/living room includes tiled flooring and air-conditioning with an adjacent full sized kitchen impressively appointed with gas cooking, superb storage and expensive bench space. There is a well-scaled bedroom with built-in storage as well as a large modern bathroom with stone vanity, glass shower and integrated laundry. Expansive bi-fold doors open to a large alfresco entertaining zone, covered for all-weather use and providing gorgeous landscaped surrounds; the fenced backyard seamlessly flowing from the rear. Additional features of this outstanding property include a huge store room with built-in cabinetry, under stair storage, secure street frontage with gated pedestrian access and double carport with garage door. When location matters, it doesn't get much better than this! Renowned for its ability to blend quintessential suburban benefits with prime access to almost everything, just about everything is at your door! You can walk to St Joseph's Nudgee College, dining, parkland and bus whilst plenty of shopping options and additional schooling are close by! As well as brilliant bus service, there is excellent access to rail and major transport corridors for those wanting to make commuting as simple as possible.

- Stylish move-in ready home with self-contained, private dual-living
- Polished timber floors and VJ panelling throughout open-plan living and dining
- Large modern kitchen on upper level with streamlined joinery, thick stone and quality appliances
- Air-conditioned, multi-purpose/living room downstairs with second full sized immaculate kitchen
- Total of four built-in bedrooms with ceiling fans and/or air-conditioning
- Two immaculate modern bathrooms; one located on each level
- Covered and private alfresco entertaining with immaculate landscaping and adjacent fenced yard
- Ability to have two separate residences with private entrances or amalgamate into one large home
- Huge store room/internal laundry/secure pedestrian access/double carport with garage door