

12 Colthorpe Street, Boondall, Qld 4034

House For Sale

Thursday, 4 July 2024



12 Colthorpe Street, Boondall, Qld 4034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Tamara and Mark Wecker



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Expressions of Interest

Perfectly positioned in a quiet cul-de-sac and sited on a generous 650m² block capturing endless soothing breezes, this property has been lovingly cared for by the same owners for more than 50 years. Immaculately presented throughout, the sense of pride and respect for this home is instantly evident.

Upper Level:- 3 large bedrooms, each with built-in robes - 1 modern bathroom with tub, shower & separate toilet- contemporary dual-entry kitchen with loads of cupboard space- ultra-spacious open plan living and dining area - additional sunroom with an abundance of natural light- insect & security screens throughout- rich glossy polished timber floors- safety-compliant smoke-alarm system- air conditioning Rare in its functionality, and creating gentle household separation, downstairs you'll find another value-packed level. A strategic floor-plan makes this residence absolutely ideal for those with an extended family, who require separate living quarters for either a teenagers or grandparent's retreat, or even for locals who operate a business from home. The opportunities for use are endless. In its current form, it's simply a fun and happy place to live; with something for everyone!

Lower Level:- 4th room/office/guest suite with air con, just shy of legal height- 2nd bathroom- large rumpus with space to add a kitchenette- obvious & easy scope to create a fully self-contained lower level Inviting year-round rest and relaxation, the sprawling 14x2m deck is covered to protect from the elements whilst presenting the perfect spot to host get-togethers with friends and family alike in the endless soothing breezes which sweep thru from nearby Bramble Bay. Embrace the 5x4m ground-level covered terrace for weekend barbeques whilst children splash out in the sparkling in-ground pool and roam safely in the fully-fenced and manicured backyard. Without doubt, this is a home for young ... and the young at heart.

Outside:- generous 650m² block with wide street frontage- ultra-breezy 14x2m covered deck - private 5x4m covered terrace- sparkling salt-water pool, with safety compliance certification- fully-fenced backyard - manicured lawns & tidy established gardens- double lock-up garage Despite being tucked away from the hustle and bustle in a peaceful family-friendly cul-de-sac with no "thru traffic", convenience is still at its absolute prime here. Distances approximate only:- 150m to a selection of bus stops- 400m to popular Council parkland - "Mulbeam Park"- 800m to Boondall State School- 900m to Taigum Centre Shopping Plaza- 1.2km to cafes, convenience stores & everyday amenities- 1.5km to prestigious St Joseph's Nudgee Boys College- 1.6km to Boondall Train Station, 25 mins to Brisbane CBD- 1.7km to St Flannan's College- 1.8km radius to an array of kindergartens and child-care centres- 2km to new Holy Spirit College- 2km to Brisbane Entertainment Centre- 4.5kms to popular Sandgate waterfront- 12kms to domestic & international airport- 16kms to Brisbane CBD- easy access to motorway - both north & south - for weekend escapes

The savvy purchaser will appreciate the exceptional value on offer here. Homes in this neighbourhood are considered some of the most desirable in the suburb, whilst others nearby are currently undergoing significant upgrades, indicating strong value being injected into the immediate area. As a suburb, Boondall boasts positive and significant annual capital growth for the last 6 years consecutively; throughout 2023 it topped the media charts as a "real estate hot spot". Official statistics confirm that the north-Brisbane property market remains one of the strongest in Queensland at present ... you can invest in your future here with absolute confidence.

Loveable and liveable as is, 12 Colthorpe Street offers instant comfort for years to come, but with the added bonus of exciting future potential for further upgrades. There's no immediate work required here, simply move in and start living the lifestyle you deserve; this is the way families are meant to live. Serious house-hunters will know that properties with these enviable attributes are highly sought after, and demand far outweighs supply on Brisbane's northside. This has been a much-loved and happy home of more than 5 decades ... don't miss the opportunity to make it yours and create your own family memories here.