

15/50 Boblynne Street, Chapel Hill, Qld 4069

Harcourts Property Partners

House For Sale

Saturday, 29 June 2024

15/50 Boblynne Street, Chapel Hill, Qld 4069

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 463 m2

Type: House



Georgie Ford
0409346927

Auction

Calling all downsizers, investors & first home buyers, this opportunity cannot be missed!! This highly sought after home in the St James Estate, brings a very surprising amount of space in a location that sets it above the rest. Houses in this estate very rarely become available for sale, so this is an opportunity not to be missed!! All on a single level, surrounded by manicured gardens, within a secure gated community, this home boasts a large kitchen, 3 generous sized bedrooms with a very spacious master with large walk in robe & ensuite. Entertaining is a breeze with a large outdoor covered area with a Northern aspect, great for the summer or winter months! This home is particularly unique to the estate in design and wrap around garden. The location of this home is incredibly convenient with just a 400m walk to the Kenmore Plaza shopping precinct. It is also only a short drive in either direction to all that Kenmore & the surrounding area has to offer - an abundance of restaurants, grocery stores, retail shops, doctors...and the list goes on!

INSIDE THE HOME- Be welcomed home through a large, well lit entry with high ceiling with windows letting in a flood of natural light;- A spacious & well appointed and very functional kitchen with plenty of storage and preparation space & a lovely bay window letting in natural light;- Tiles throughout the entry, kitchen & dining, with new carpets through the rest of the home;- 3 good sized bedrooms, with a very spacious master bedroom, boasting a large walk-in-robe and ensuite;- Fully ducted air conditioning/heating;- Security system;- Double garage with automatic door & loads of storage.[A Floorplan will be available soon]

OUTSIDE THE HOME- 463m² block;- Large covered patio at the back of house, with the bonus of a northern aspect which can be enjoyed all year round;- Private, fully fenced, landscaped gardens, designed with little maintenance required;- Surrounded by beautifully manicured gardens.

THE LOCATION- Walking distance to Kenmore Village shopping centre;- Falls within the catchments of Kenmore State School for primary, Kenmore State High School for secondary;- Only a few minutes away from private schools such as Our Lade of Rosary, Ambrose Treacy College, St Peter's Lutheran College, Brigidine School and Holy Family Primary School;- Easy access to the Centenary Motorway with only 10km to the Brisbane CBD, and 20 minutes to Brisbane Airport via the Legacy Way Tunnel;- Quiet location, rich with birdlife;- No flood risk. My seller is highly motivated and is keen to meet the market. If you are looking for an easy care home, the perfect downsizer or an addition to your investment portfolio, then you can't let this opportunity pass you by. See you at the open home! Contact Georgie Ford for further information.

Body Corporate Fees: \$1,125 p/quarter
Brisbane City Council Rates: \$386.75 p/quarter
Rental appraisal: \$850 - \$900 p/week

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.