

**29 Aberdeen Parade, Boondall, QLD, 4034**



**House For Sale**

Friday, 30 August 2024

29 Aberdeen Parade, Boondall, QLD, 4034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **Stylish 4-Bedroom Boondall Home: Spacious, Updated, and Move-In Ready!**

Welcome to this beautifully updated brick and tile home in the heart of Boondall. With thoughtful renovations throughout, this home is ready for you to move in and enjoy, providing a practical mix of space, functionality, and style.

On offer is four bedrooms, two bathrooms, a large open plan living, dining and kitchen, two outdoor living spaces and a single lock up garage all on a fully fenced and low maintenance 406m<sup>2</sup> block.

Three of the bedrooms are located at the front of the home. These three bedrooms are a good size, two with built in robes and all with ceiling fans. The main bathroom and toilet are separate spaces and have recently been renovated.

The home is well designed with plenty of natural light and access to the outdoor areas. With new timber look flooring to all the bedrooms and tiles throughout all the living areas the home is easy to maintain.

The central open plan living, dining and kitchen are welcoming spaces, complete with reverse cycle air-conditioning adding additional comfort all year round. The renovated kitchen is well appointed and is complete with ample bench & storage space, dishwasher, ceramic cooktop and electric oven.

The master bedroom is nestled away at the back of the home. This room is bright and spacious, complete with walk in robe, ceiling fan, newly renovated ensuite and direct access to the second outdoor living space and back yard.

This property is ready to welcome its new owners to enjoy everything it has to offer in the vibrant Boondall community. Don't miss this opportunity to secure a home that truly ticks all the boxes!

### Property features:

4 Bedrooms

2 Bathrooms

1 Lock up Car Accommodation with remote access

Open plan living, dining & kitchen

Kitchen with ample bench & storage space, ceramic cooktop, electric oven & dishwasher

2 Outdoor living areas

Security screens throughout

Ceiling fans throughout

Air conditioning

Electric hot water system

406m<sup>2</sup> fully fenced block

### The financials:

Rates – approx. \$503 per quarter (as per last Bill)

Water – approx. \$197 per quarter subject to water use (as per last Bill)

Rental appraisal – \$750 to \$790 per week

### Local Amenities:

Boondall North Train Station – Approx. 230m (3min walk)

Deagon Market Square – Approx. 1.5kms (20min walk)

Taigum Square Shopping Centre – Approx. 2.7kms (5 min drive)

Iceworld Olympic Ice Rink – Approx. 650m (9min walk)

Brisbane Entertainment Centre – Approx. 1.6kms (22min walk)

Boondall Park – Approx. 1km (13 min walk)

### Local Childcare/Schools:

Boondall Kindergarten – Approx. 600m (8min walk)  
Sunkids Boondall East Childcare – Approx. 1.3kms (17min walk)  
Boondall State Primary School – Approx. 1.4kms (19min walk)  
St Flannan's Catholic Primary School – Approx. 3.6kms (7min drive)<sup>2</sup>  
Nudgee College – Approx. 2.9kms (6 min drive)  
Sandgate State High School – Approx. 1.6km (22min walk)  
Holy Spirit College – Approx. 4.2kms (9min drive)

Local Places of Worship:

Gayatri Mandir (Hindu) – Approx. 1.1km (15min walk)  
Gurudwara Singh Sabha (Sikh) – Approx. 2.2km (30min walk)  
St Flannan's Catholic Church – Approx. 3.6kms (7 min drive)

With so much on offer and in a great location do not miss out on the opportunity to make this your new home!

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