

31 Dobell St, Indooroopilly, QLD, 4068



House For Sale

Friday, 16 August 2024

31 Dobell St, Indooroopilly, QLD, 4068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jo Langstaff
0433122557



Evan Bancroft
0409397304

Sleek Single-Level Family Living Just Steps from the Park!

Say goodbye to DIY and hello to a modern family home that has everything you need-without lifting a finger!

"Fresh and bright" are the first words that come to mind when I think of this property, thanks to the large windows throughout and the recent refresh, which includes durable timber-look floors and crisp white plantation shutters. And I can't forget to mention the stunning modern kitchen at the heart of the home-it's so inviting that even the least culinary-inclined will be tempted to grab a cookbook just for the chance to use it!

One of the best features of this 3-bedroom home is that it offers all the benefits of family living with minimal maintenance. Much of the outdoor space is devoted to the covered deck, an adjacent open-air terrace and established garden beds -so you can say goodbye to that old mower for good! And with acres of parkland literally less than 100m away you will not even find yourself missing the lawn. In fact, you might be glad to have a place to send the kids off to play and adventure during those long summer breaks!

Located in the very desirable Jay Park pocket of Indooroopilly within walking distance of Ambrose Treacy school as well as close to Indooroopilly Shopping Centre, buses and trains, AND part of the catchment for high-performing Indooroopilly State High School, this home offers so much for families, downsizers, and investors alike and will no doubt be in high demand! Hurry in while you can!

INSIDE THE HOME:

- Hard wearing, low maintenance timber-look flooring throughout entire home;
- Open plan kitchen / dining is very light and bright with plantation shutters to windows and sliding glass screen doors to the front covered deck creating the perfect flow for entertaining;
- Kitchen itself is modern with a very spacious stone countertop, extra wide and deep sink, plenty of cupboard space, all Bosch appliances (dishwasher, oven, rangehood and 5 burner gas cooktop) plus sophisticated mirrored splashback which adds further to the sense of space;
- Very generously sized living room with 3.3m vaulted ceilings including statement exposed timber beams, plantation shutters, split system air conditioning and access both to front deck and back of the home through sliding glass screen doors ... think fantastic air flow in the warmer months even without the air con;
- Master suite includes ceiling fan, venetian blinds to windows, walk in robe and ensuite bathroom with shower and large mirror
- Two further bedrooms to the front of the home, both with built-in robes and venetian blinds. Bed 3 is air conditioned and is large enough to be split into two bedrooms if so desired;
- Family bathroom is modern with double vanity, large mirror and combination bath / shower. Toilet is separate;
- Laundry off hallway has access to outside;
- Two storage cupboards in hallway.

OUTSIDE THE HOME:

- 574 sqm block;
- 2 car carport to front of home with lock up storage room alongside;
- Tiled roof with sturdy rendered exterior;
- Covered hardwood deck to the front of the home makes for the perfect entertaining or morning coffee spot, with further open-air entertaining space on the adjacent paved brick alfresco ideal for barbeques!;
- New and established planting in the front yard (including a fruiting kumquat tree by the deck!) and more raised garden beds to the sides of the home with plenty of room for the green-thumbed to get to work;
- Paved side yard off laundry could fit a folding clothesline if so desired;
- 6.6kW, 22 panel solar system on the roof.

THE LOCATION:

- Located at the cul de sac end of a very leafy, quiet street servicing only minimal local traffic;

- Rainbow Forest Park just 100m away links to hectares of further parkland including Cliveden Park and incorporates off leash dog park, sporting fields, playgrounds and footpaths;
- The footpaths through the parkland are also used for bikes and link directly to bikeways to the CBD and 17 Mile Rocks;
- The Jerrang Street bus stop is only a 650m walk and offers routes to Indooroopilly, the CBD and UQ;
- Indooroopilly Shopping Centre and train station are mere minutes away while UQ is easy to access both by car and public transport;
- Part of highly desirable Fig Tree Pocket State School and Indooroopilly High School catchments;
- Within an easy 1km walking distance to Ambrose Treacy College while an abundance of other excellent private schools are within a 5-15 minute drive including BBC, St Peters, Brigidine and St Aidan's.

* Building & pest inspection reports available upon request.