

44 Cunningham Drive, Boronia Heights, QLD, 4124

CENTURY 21

House For Sale

Saturday, 26 October 2024

44 Cunningham Drive, Boronia Heights, QLD, 4124

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House



Amit Sharma

Impressive in Every Way - It has all been done for you, READY TO MOVE STRAIGHT IN

*Must be sold on or prior to Auction onsite (Saturday, 16th November at 1:30pm)!

Welcome to 44 Cunningham Drive, Boronia Heights property. a splendid sanctuary ideal for those embarking on their home-ownership journey. This impressive five-bedroom residence provides ample space for a growing family, nestled within a friendly cul-de-sac, offering a peaceful and secure living environment on a generous 618m² plot.

Embrace the best of suburban life in this charming home that promises the perfect blend of comfort and convenience. A fully fenced yard creates a private haven for children and pets alike, while the lush backyard, adorned with mature trees, is a serene retreat for relaxation and family gatherings.

The interior of this house exudes warmth and hospitality, beginning with a spacious air-conditioned lounge that greets you upon entry. The communal areas flow effortlessly into an open-plan dining space, fostering a cohesive family environment. Culinary enthusiasts will appreciate the well-appointed kitchen, complete with a dishwasher and abundant storage, ensuring meal prep is always a joy.

Accommodations include four generously sized bedrooms, each with built-in wardrobes, allowing each family member a personal oasis. Additionally, practical features such as an internal laundry and solar electricity enhance the home's functionality.

Situated just a stone's throw from the Grand Plaza Shopping Centre and within a commutable distance to Brisbane CBD and the Gold Coast, the location is as prime as it gets for convenience and lifestyle.

This property, currently owner-occupied and with a potential rental yield of \$750 per week, is poised to be a sound investment in your family's future. With council rates including water usage at an approximate \$900-\$950 per quarter, this house is ready for its next chapter with you.

Features include:

- *Master bedroom with ensuite for added privacy and comfort.
- *Open-plan kitchen and dining area for effortless entertaining.
- *Spacious living room ideal for family gatherings.
- * Air conditioning units and ceiling fans for year-round comfort.
- *Solar panels to help reduce energy costs 6 month old
- *Laundry facilities for added convenience.
- *Generous 618m² block providing ample outdoor space.
- *Huge outdoor covered entertaining area, perfect for alfresco dining.
- *Two Renovated bathrooms.

Don't let this opportunity slip by. Contact Amit at 0413 817 453 to arrange your viewing and secure your first home in Boronia Heights, where memories await to be made.