

Lot 9/91 Stanworth Road, Boondall, Qld 4034

●LIVER ■UME

House For Sale

Saturday, 13 April 2024

Lot 9/91 Stanworth Road, Boondall, Qld 4034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1016 m2

Type: House



Darren Rossi
0482091082

\$1,102,000

This House and Land Package by Bold Living packaged on Lot 9 in Ava Place offers an exclusive opportunity to secure your future in one of Brisbane's most sought after suburbs, Boondall. Experience the best of Boondall at Ava Place, an exclusive boutique estate that harmoniously blends natural beauty, convenience, and a serene lifestyle. With Ava Place as your starting point, the best of Brisbane is within arm's reach. Find Boondall Station a mere 350 meters away, making commuting a breeze connecting you to the heart of Brisbane and beyond and thanks to easy access to major arterial roads, the M1 and M3, as well as the Brisbane Airport, only a 13-minute drive away; you'll always be well-connected to the rest of the city and beyond. Nestled within a highly sought-after leafy enclave, Ava Place grants you easy access to a world of natural wonders. Enjoy leisurely walks amidst the picturesque Donna Philip Reserve or explore the nearby Boondall Wetlands, a sanctuary for birdwatching, cycling adventures, and blissful picnics. And when you seek coastal charm, the refreshing sea breezes of Sandgate and Shorncliffe beaches are just a short drive away. For families, esteemed educational institutions such as Nudgee College and Sandgate District State High School are just a stone's throw away. And whether you're a music enthusiast, a sports fan, or simply looking for a memorable entertainment experience, your neighbour, the Brisbane Entertainment Centre, has been a go-to destination in Brisbane for decades, hosting notable concerts and serving as a community hub contributing to the vibrant social fabric of the area.

BOLD LIVING NEW PROMO: 'IT'S YOUR CHOICE' (Homes above 180m²) 10kw Ducted Daikin Air Con + 6 zones \$10k Evolve Gift Card Or: \$20k Evolve Gift Card to spend on

- Ranch Facade Upgrade
- 2590mm Ceiling Height
- Stone Benchtops to Kitchen & Bathrooms
- Dishwasher
- Council Fees & Site Allowances
- Driveway Allowance
- 7 Star Energy Rating

All lots expected to register June 2024. Ava Place is located:

- 200m to Donna Philip Reserve
- 350m to Boondall Station
- 1.8km to Boondall Dog Park
- 1.8km to local cafes & shops
- 2km to Boondall Wetlands
- 2km to Nudgee College
- 2.2km to Taigum Square
- 3km to Sandgate State High School
- 5km to Sandgate & Shorncliffe Beaches
- 4km to Aquatic Centre & Skate Park
- 13km to Brisbane Airport
- 19km to Brisbane CBD