

**31 Westminister Boulevard, Doolandella, QLD, 4077** 

## House For Sale

Tuesday, 26 November 2024

31 Westminister Boulevard, Doolandella, QLD, 4077

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Picture-Perfect Living Starts Here!

Welcome to 31 Westminster Blvd, Doolandella, a beautifully presented family home offering a perfect blend of modern style and relaxed living. Nestled in a quiet street, this property delivers both convenience and tranquility, making it ideal for families, first-home buyers, or investors seeking a solid opportunity in a high-demand area. The home boasts an open-plan living and dining area, and a second living area providing ample space for family gatherings. With neutral tones and plenty of natural light, this space feels bright and welcoming. Doolandella is a popular area for families and professionals, ensuring a high demand for rental properties. This home offers a fantastic opportunity for investors to secure consistent rental income. With ongoing infrastructure development and population growth, Doolandella is a suburb on the rise, making it a great choice for long-term capital growth. currently tenanted with a lease expiry of 17/01/2025 @ \$640p/w

### Property Features

- 4 Large Bedrooms
- Separate lounge room
- Large open planned tiled living and dining area
- Large Kitchen with ample storage and bench space
- 2 Bathrooms
- Double lock up garage
- Entertaining area
- 370m<sup>2</sup> Block
- Built approx 2019
- Currently tenanted until 17/01/2025 @ \$640 p/w
- Rental Appraisal \$640- \$690 p/w
- Sand Sky Builders

### Local Amenities:

- 4 minute drive to Serviceton South State School - School catchment
- 6 minute drive to Forest Lake State High School - School catchment
- 4 minute drive from Pallara State School
- 5 Minute drive to St John's Anglican College
- 26 Minute Drive to Greenslopes hospital
- 26 Minute Drive to Princess Alexandra Hospital
- 6 Minute Drive to Forest Lake Shopping Centre
- 30 Minute Drive to Brisbane City
- 56 Minute Drive to Gold Coast

With its comfortable living spaces, modern conveniences, and unbeatable location, 31 Westminster Blvd is the perfect place to call home. Whether you're a growing family or an investor looking to expand your portfolio, this property offers excellent value in a highly desirable neighborhood.

Don't miss your chance to secure this gem in Doolandell! Contact us today to arrange an inspection.

\*Disclaimer: All information provided in this write-up is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence.

\*\*The images used in this listing are previous rental photos and may not necessarily represent the current condition of the property.