



## 18 Grant Ave, Boonah



OPEN HOUSE - Saturday 22nd Feb 10 am to 11 am

PRICE REDUCTION

Modern Colonial style family home on the hill

Possibly one of the most talked about homes in Boonah with commanding views.

Situated at the highest point of Grant Ave with vast and commanding views, 18 Grant Ave is a magnificent modern 2 storey Colonial style home.

On first impressions, visitors are greeted by a fully landscaped front garden and steps leading up to the entryway. The open verandahs provide the perfect vantage point for taking in the surrounding green paddocks and fresh air.

Built and occupied by the present owners, this family home is perfectly designed and well-loved.

Now ready for its next owner/s, this immaculately presented home features:

Formal lounge/dining room with open fireplace. - 9ft high ceilings lower level, carpet and polished spotted gum timber floors - French doors open onto verandah overlooking beautiful landscaped gardens - Casual living area effortlessly flows onto large entertaining area at rear. - Large rumpus room includes Pool Table - Well equipped Tassie Oak kitchen with black pearl granite benchtops, large pantry and ample bench space separate work bench, ilve duel fuel 900 mm Cooker with 2 ovens, ilve Rangehood, Liebherr 2 door ice maker fridge, Bosch Dishwasher. - 4 bedrooms, Main with ensuite (claw foot bath) and walkin robe, upstairs bathroom with bath and separate shower. 3rd toilet and powder room. - Extensively fitted-out study / sewing room.

Vacumaid system. Quality blinds and curtains throughout. - Ducted air conditioning (2 zones), 36 solar panels.

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**Price** Offers over \$1,750,000

**Property ID** 2690

**Category** House

**Land Area** 1,694 m<sup>2</sup>

### Inspection Times

Sat 22 Feb, 10:00 AM - 11:00 AM

### Agent Details

Arthur Hertweck - 0417 642 780

Paul Rabbitt - 0419 787 689

### Office Details

Boonah Real Estate  
47 Walter Street, Boonah, QLD  
07 5463 1455



Kalbar Real Estate  
2/105 George Street, Kalbar, QLD  
07 5463 7555

