**LJ Hooker Sunnybank Hills**
25 Pinelands Road,
SUNNYBANK HILLS QLD 4109

## 85 Westminster Boulevard Bvd, Doolandella, QLD 4077

**NEW PRICE Offers Over $1,080,000**

House 4 2 2









# Motivated Seller ? Secure This Modern Home in a Prime Locati

If you've been waiting for the right opportunity to secure a near-new family home offering space, quality, flexibility and outstanding convenience, 85 Westminster Boulevard deserves your attention.
Positioned on a substantial 677mï¿½ battle-axe block, this impressive Ausbuild home combines modern living with the space and flexibility that can be difficult to find in a near-new property.
And with the new Doolandella Woolworths and shopping precinct directly opposite, everyday convenience is right at your doorstep.
A Home Offering Exceptional Value

**Open for Inspection**
Sat, 28 Nov 2026 - 11:00 AM to 11:30 AM

This property delivers an impressive combination of features:
ï¿½ 677mï¿½ block offering space, privacy and flexibility
ï¿½ Near-new Ausbuild home with approximately 5+ years of builder's warranty remaining
ï¿½ Four generous bedrooms with built-in wardrobes
ï¿½ Separate media room with flexibility to use as a fifth bedroom
ï¿½ Extra-large master suite with walk-in wardrobe and private ensuite
ï¿½ Two bathrooms plus separate toilet
ï¿½ Spacious open-plan kitchen, living and dining
ï¿½ Stone benchtops, gas cooktop, dishwasher and large walk-in pantry
ï¿½ High ceilings enhancing space and natural light
ï¿½ Ducted air conditioning and ceiling fans
ï¿½ Timber flooring to bedrooms and porcelain tiles throughout the main living areas
ï¿½ 10kW solar system
ï¿½ Covered outdoor entertaining area with ceiling fan, downlights and fully equipped outdoor kitchen
ï¿½ Double lock-up garage with backyard access
ï¿½ A wide driveway and spacious front yard provide ample parking for multiple vehicles, with plenty of room for a boat, caravan or trailer.
ï¿½ Generous, low-maintenance backyard
ï¿½ Shed, water tanks and two clotheslines
ï¿½ Front security cameras
ï¿½ Smart/keyless entry

**Listed By**
Peter Crowther
Phone: (07) 3344 0288
Mobile: 0411 866 008

Peter Crowther
Phone: (07) 3344 0288
Mobile: 0411 866 008

Listing Number: 3550647

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.