







10 Ledbury Street, Aspley

Cherished Family Home with Timeless Charm & Incredible Space

Set proudly on an elevated corner block in one of Aspley's most convenient and tightly held pockets, this much-loved post-war home is being offered to the market for the very first time since new. Lovingly maintained and thoughtfully upgraded over the decades, the home tells a beautiful story of family, warmth and cherished memories - having comfortably raised seven children throughout its lifetime.

Rich in traditional charm and timeless character, the home showcases many of the classic features buyers adore, including high ceilings, ornate cornicing, French doors, timber casement windows and beautiful hardwood floors hidden beneath the existing carpet. A prized north/east aspect fills the interiors with wonderful natural light, enhancing the welcoming atmosphere throughout.

Beyond its charming street appeal lies a deceptively large and versatile floorplan designed for growing families. The upper level offers an abundance of accommodation with 4—5 bedrooms, a light-filled lounge area and a separate family room that provides valuable space and separation for busy households. At the heart of the home

5 2 3

FOR SALE
Interest from $1,200,000

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

is a beautifully renovated kitchen featuring quality appliances, extensive bench space and excellent storage, perfectly positioned beside the meals area and overlooking the backyard and entertaining spaces.

Flowing seamlessly from the kitchen is a wonderful north-facing covered deck - an inviting space for entertaining family and friends or simply relaxing while overlooking the backyard and established gardens. The sunny front veranda provides yet another peaceful retreat and the perfect spot to enjoy a morning coffee.

Internal stairs lead to an exceptional downstairs area that offers incredible flexibility for modern family living. Two oversized multi-purpose rooms provide outstanding usable space for buyers seeking room for older children, guests, extended family, hobbies or a home studio setup. A second bathroom downstairs, whilst original, remains functional and practical for everyday use.

Positioned on a family-friendly and fully fenced 554sqm block, the property also provides excellent vehicle accommodation with a lock-up garage and adjoining side carport. Numerous upgrades have already been completed, including a new switchboard and wiring, upgraded hot water system, air-conditioning, ceiling fans, new smoke alarms and security screens.

The location is simply outstanding - just minutes from Westfield Chermside, the Aspley retail precinct and both major hospitals, whilst also being within walking distance of reliable public transport. Positioned only 11km from the Brisbane CBD and within the highly sought-after Aspley State School and Aspley State High School catchments, this is a truly rare opportunity to secure a substantial family home filled with character, history and heart.
Things you will love...

- First time offered to the market since new
- Lovingly maintained family home with timeless post-war charm
- Elevated corner position with a sunny north/east aspect
- High ceilings, ornate cornicing, French doors and timber casement windows
- " Hardwood timber floors beneath the carpet
- " Surprisingly spacious 4—5 bedroom floorplan
- Separate lounge and family rooms for added space and separation
- Renovated kitchen with quality appliances and excellent storage
- Covered north-facing deck overlooking the backyard
- Incredible downstairs space with 2 large multi-purpose rooms
- Fully fenced 554sqm block with established gardens
- Lock-up garage plus side carport
- Air-conditioning, upgraded switchboard and wiring and hot water system
- Walk to public transport
- Just 5 minutes from Westfield Chermside and hospitals
- Within the Aspley SS and Aspley SHS catchments
- Only 11km from the Brisbane CBD

Homes of this size, character and warmth rarely become available - especially when offered for the very first time in generations. Rich in family history and filled with timeless charm, this is a wonderful opportunity to secure a much-loved Aspley home in an exceptionally convenient location.

For further information or to arrange your inspection, please contact Daniel Waters.

Quick Facts...
Land Size: 554sqm
Aspect: North/East facing

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Year Built: Circa 1957 (The same owners since new)
School Catchments: Aspley State School, Aspley State High School
Quarterly Rates: $534.03 per quarter approx.
Market Rent: $800 - $825 per week approx.
Occupancy Status: Owner occupied (Ready to move into or rent out with a short settlement)
Building and Pest Report: Yes, available to those who have inspected

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

Property ID	3CAKF1R
Property Type	House
Land Area	554 m2











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10 LEDBURY ST, ASPLEY QLD 4034, AUSTRALIA

TOTAL APPROX. FLOOR AREA 234 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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