



Aspley, 11 Joy Street

Well-Presented 4 Bed Brick —So Much Space Up and Down

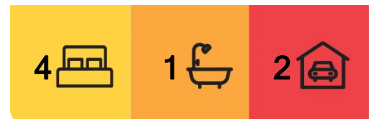
Brilliantly positioned within one of Aspley's most popular and convenient locations, this is a rare opportunity to purchase a sizeable highset rendered brick home with wonderful street appeal, excellent space up and down and a huge family friendly yard.

Providing a practical floorplan which includes 4 sizeable bedrooms (4th bedroom can easily act as a 2nd living area if desired), a lounge and dining area, well-appointed kitchen and a neat and tidy family bathroom. Entertainers will love the huge partially covered alfresco area that leads out from the kitchen/dining and there is a large, tiled utility area downstairs. This is a home that will appeal to most 1st home buyers, families and savvy investors looking to purchase a solid brick house in a very convenient Aspley pocket.

The home is within a close proximity of some quality local schools (including Aspley State School and Aspley State High School), excellent public transport (express buses to the



Disclaimer: 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.



For Sale
Offers over \$1,045,000

View
By Appointment

Contact
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LJ Hooker Aspley | Chermide
(07) 3263 6022

City) and the retail heart of Aspley (Aspley Hypermarket and Robinson Road Market Place). The family friendly location is superb and within easy reach of the Brisbane CBD (12km), Gateway Motorway and Airport. Queensland's largest Shopping Centre, "Westfield Chermside", is just a short 5-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

Arrange your viewing today to avoid disappointment.

Special features include —

- * A 607sqm block in one of Aspley's most popular and convenient locations
- * Low maintenance, rendered brick and tile construction with rich polished hardwood floors upstairs
- * 4 sizeable bedrooms, all with wardrobes. The large 4th bedroom can easily be used as an additional living space if desired.
- * A spacious lounge area extends out to wide covered front veranda, which is the ideal place to enjoy a morning coffee
- * The dining area adjoins the kitchen and extends out to a tiled alfresco area, which is the perfect place for outdoor entertaining
- * A well-appointed Tasmanian Oak kitchen with an electric cooktop, oven and offering plenty of bench space and storage
- * The neat and tidy family bathroom has a bath, shower and toilet
- * An internal laundry well positioned in the home
- * A large tiled utility area downstairs provides space and separation in a busy family home
- * Secure garage accommodation downstairs for two vehicles. The home has a front sliding manual driveway gate and provides plenty space to store a boat, trailer or caravan.
- * A family friendly and fully fenced yard with plenty of lawn and established gardens
- * Other additional features include air-conditioning, security screens, garden shed, water tank and NBN installed

Well priced, well situated and exceptionally appointed homes like this rarely become available. Please contact Daniel Waters to arrange your viewing.

QUICK FACTS:

Year Built: 1970's

Land Size: 607sqm

Assessed Market Rental Return: \$725.00 - \$775.00 p/week

Rates: \$578.40 p/quarter

School Catchments: Aspley State School & Aspley State High School



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More About this Property

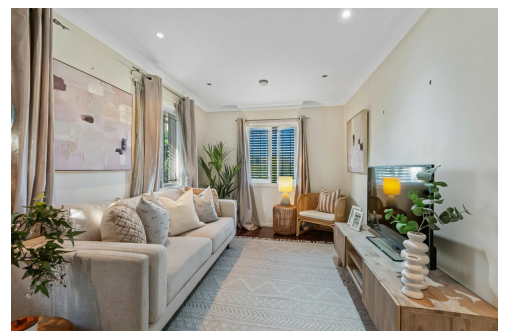
Property ID	3A5XF1R
Property Type	House
Land Area	607 m2
Including	Air Conditioning Balcony Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Remote Garage Water Tank Liveability

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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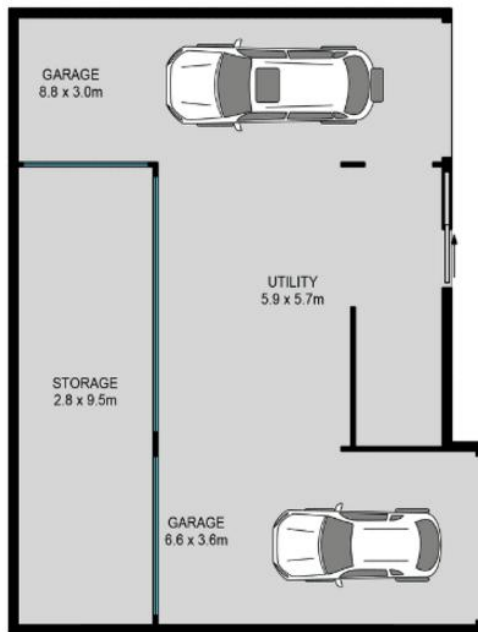


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ENTRY LEVEL



GROUND LEVEL

Whilst every attempt has been made to ensure accuracy, Floorplans are representative & should be used as a guide only.

