

## Aspley, 12 Stringybark Drive

Lowset Perfection in Dream Position - 751m2 with Pool

Nestled in arguably the best kept secret of the Northside, surrounded by prestigious homes and wonderful neighbours, this is an incredible opportunity to upgrade your lifestyle and to secure your forever home. An impeccable floor plan, a beautifully level 751m2 block, private position and a stunning selection of living and dining spaces that will satisfy the desires of the most discerning buyer - it's ALL here for you.

The location offers superb convenience to all the amenities that are important to you too — city express bus, highly regarded local primary schools, bus routes to private schools, a selection of shopping options including the huge Westfield Chermide shopping, dining and entertainment precinct and the Prince Charles and St Vincent's Hospitals are all just moments away.

Offering absolute lifestyle perfection for both couples or families, this is the home or astute investment choice that you've been searching for, and we urge you to act without delay to



**For Sale**  
For Sale Now

**View**  
By Appointment

**Contact**  
**Amanda Waters**  
0402 109 955  
awaters@ljhooker.com.au



**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.

**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

avoid disappointment...

Special features include:

- \* The premium 751m2 block is positioned opposite bush reserve and is level and family-friendly
- \* Lots of safe, level yard at the rear for the children to play, delightful landscaped gardens to enjoy, and a sparkling inground pool already in place to enjoy immediately
- \* An impeccable floor plan that flows effortlessly and provides functionality and flexibility for individual needs and requirements
- \* A stunning selection of formal and informal living and dining options catering brilliantly to those who seek space, versatility and privacy
- \* The cosy yet large formal lounge and dining/office at the front of the home, and an extremely generous family room and casual dining area at the rear, provide a selection of fabulous living areas to spread out and enjoy
- \* The generous original kitchen is a central and well appointed space, offering a sizable area for those who love to cook or entertain
- \* A fantastic entertaining area spills out from the kitchen and informal living and dining to offer an amazing space to enjoy large family celebrations or quiet weekend barbecues. It overlooks the wonderful manicured lawn and inground pool also
- \* The 4 very generous bedrooms all offer built in wardrobes and air conditioning
- \* The beautiful master suite at the rear offers extremely generous proportions with large ensuite and walk in robe
- \* All the extras you would expect from a home of this calibre including NBN, air conditioning and ceiling fans throughout, brand new neutral paintwork and carpet, and security for your absolute peace of mind
- \* There is wonderful scope to enhance and value add at your leisure if desired also
- \* Incredible investment opportunity with strong rental return, opportunity to enhance and a sought after location

With easy access to bus routes to Brisbane's top schools, airport and the Sunshine Coast and Gold Coast motorways, and just moments to Westfield Chermside shopping/entertainment precinct and Prince Charles and St Vincent's Hospitals, your absolute convenience and lifestyle is assured here. The children can walk safely to Aspley State School, parks and bus.

This is an amazing opportunity to secure the home you've been waiting for...

PROPERTY QUICK FACTS:

Land size: 751m2

BCC Rates: \$695 per quarter approx.

School catchments: Aspley State Primary School and Craigslea State High School



**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

**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.



## More About this Property

<b>Property ID</b>	3AFXF1R
<b>Property Type</b>	House
<b>Land Area</b>	751 m2
<b>Including</b>	Air Conditioning Pool Dishwasher Remote Garage

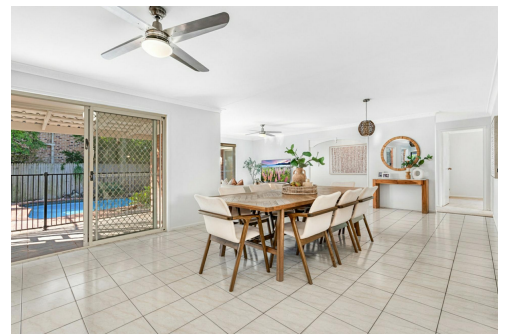
**Amanda Waters 0402 109 955**

Principal and Licensed Real Estate Agent | [awaters@ljhooker.com.au](mailto:awaters@ljhooker.com.au)

**LJ Hooker Aspley | Chermside (07) 3263 6022**

1359 Gympie Road, ASPLEY QLD 4034

[aspley.ljhooker.com.au](mailto:aspley.ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au)



**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.

**LJ Hooker Aspley | Chermside  
(07) 3263 6022**

**12 Stringybark Drive**



**Internal 197 m<sup>2</sup> | External 86 m<sup>2</sup> | Total 283 m<sup>2</sup>**



*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*