



## Aspley, 14 Purdy Street

### Charming Split-Level Home in Elevated Aspley Location

Occupying an elevated position in one of Aspley's most desirable pockets, this charming and deceptively large split-level home will immediately impress you with its architectural style, practical floorplan and traditional sturdiness. The home is positioned on a sizeable 615sqm block and captures some wonderful suburban and mountain views from the back living areas and deck.

The floorplan includes a sunny front veranda, central entrance, spacious living/dining area, a neat and tidy kitchen, 2 versatile multi-purpose rooms (perfect as an office and children's playroom), 3 x bedrooms, a family bathroom and a laundry with 2nd toilet. The standout feature is a huge, covered deck which extends out seamlessly from the kitchen, overlooks the backyard and takes in some lovely views. The home has rich polished hardwood floors, neutral paintwork, air-conditioning, and so many windows that fill the home with natural light.

3 

1 

1 

**For Sale**  
For Sale Now

**View**  
[ljjhooker.com.au/39SNF1R](https://ljjhooker.com.au/39SNF1R)

**Contact**  
**Daniel Waters**  
0412 847 849  
[dwaters@ljjhooker.com.au](mailto:dwaters@ljjhooker.com.au)

**Jacob Ball**  
0417 649 903  
[jball@ljjhooker.com.au](mailto:jball@ljjhooker.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**

Families, avid gardeners and those with pets will fall in love with the level backyard that provides a blank canvas for future landscaping or a swimming pool if desired.

This popular pocket of Aspley is set on the Chermside border and is positioned just 11km from the Brisbane CBD. The leafy walkways and fields of Marchant Park are located just around the corner and Westfield Chermside Shopping Centre and Prince Charles/ St Vincent's Hospitals are located within a short 5-minute drive. The Westfield Chermside Shopping Centre now provides arguably the best shopping, cinema and restaurant precinct in Brisbane. Being a family friendly location, there are a variety of excellent private and public schools within a short proximity of the home and reliable bus transport is within short walking distance.

You will fall in love with this home as soon as you see it....

Special features include:

- \* A sizeable 615sqm block occupying an elevated position within one of the most desirable pockets of Aspley
- \* The wide 20 metre frontage, beautiful front garden with rock wall and wide front veranda provide plenty of street appeal
- \* This charming split-level home has rich hardwood floors, an abundance of windows, spacious internal proportions and a practical flow between areas
- \* The living/dining area adjoins the kitchen and extends out seamlessly to the front veranda through French double doors
- \* A neat and tidy kitchen with plenty of bench space and storage, an electric cook top and oven
- \* An impressive covered deck acts as another living area or entertaining space. It captures some wonderful views and has a staircase leading down to the backyard.
- \* 3 sizeable bedrooms (2 with air-conditioning and built-in robes)
- \* 2 versatile multi-purpose rooms would make the ideal office or children's play area and provide much needed space in a busy family home
- \* A tidy family bathroom with bath, shower and separate toilet. There is also a second toilet in the laundry.
- \* A single lock-up garage, workshop and storage space under the house
- \* The wonderful family friendly backyard provides a expansive lawn and blank canvas for future landscaping or a pool if desired
- \* Additional features include air-conditioning, blinds/curtains, water tank, NBN and security screens

Delay will ultimately mean disappointment if you don't act quickly on this outstanding opportunity! For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Circa 1960's

Land Size: 615sqm

Rates: \$675.55 P/Qtr

Rental Return: \$750.00-\$775.00 per week

School Catchments: Aspley State School, Aspley 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

Property ID	39SNF1R
Property Type	House
Land Area	615 m2
Including	Study Air Conditioning Balcony Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Liveability

### Daniel Waters 0412 847 849

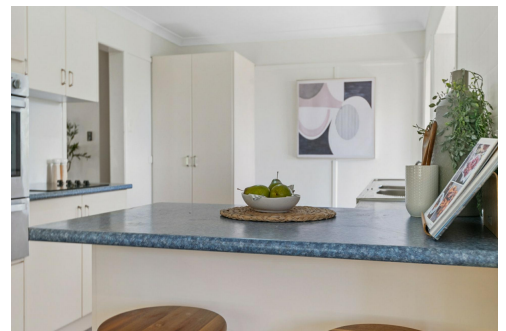
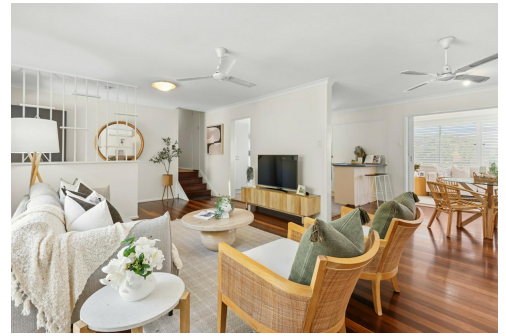
Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

### Jacob Ball 0417 649 903

Co-Agent “ Daniel Waters Team | jball@ljhooker.com.au

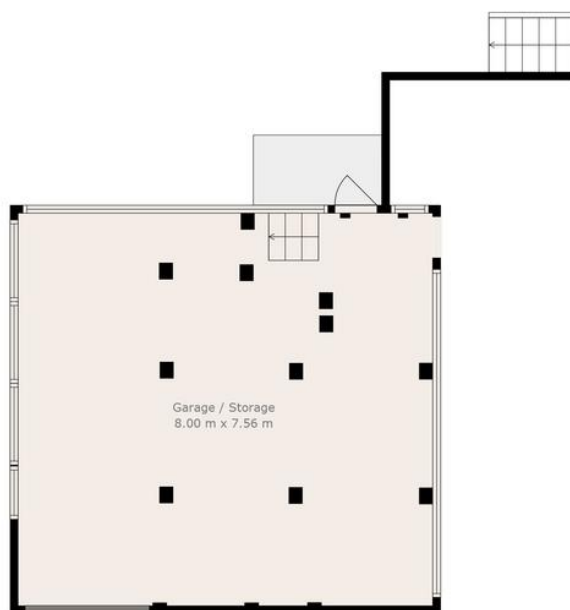
### LJ Hooker Aspley | Chermside (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034  
aspley.ljhooker.com.au | 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**



Ground Floor



First Floor

Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**