



Aspley, 15 Grantsell Street

Picture Perfect Post War Home, Renovated Kitchen and Large Deck —North Facing

Perfectly positioned with a north/south aspect in one of Aspley's most desirable pockets, this charming postwar home will immediately impress with its wonderful street appeal, practical floorplan and brilliant presentation.

Set on a whisper quiet inside street, the home is within a convenient distance of some quality local schools (including Aspley East State School and Aspley State High School), excellent public transport (bus and rail) 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 10 minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

The home includes a stylish stone kitchen, neutral paintwork inside and out, lovely high



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For Sale
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(07) 3263 6022

ceilings, a light filled living/dining area and a huge covered rear entertaining deck that overlooks the backyard. Families, pets and avid gardeners will love the huge backyard. This is a home that can be moved into or rented immediately.

Special features include —

- * Set on an elevated North facing 627sqm block with plenty of street appeal
- * This traditional postwar home features a hardwood timber frame, a tile roof, high ceilings, neutral paintwork both internally and externally, ornate plaster corncicing, an abundance of windows and rich polished hardwood flooring throughout
- * The wide front veranda provides a lovely entrance to the home, and is a delightful space to enjoy a morning coffee
- * 3 sizeable bedrooms (2 feature built in wardrobes)
- * The large, renovated kitchen features quality cabinetry, stone bench tops, gas cooktop, oven, dishwasher and a bifold servery window out to the rear deck for effortless entertaining
- * The open plan living/dining area flows effortlessly from both ends to the front veranda through charming French doors, and also out to the beautiful big rear entertaining deck
- * A well-appointed bathroom with shower over bath, toilet and vanity
- * There is wonderful sealed storage/workshop space under the home and a secure lock-up garage space/ An additional carport provides extra, easy off-street parking.
- * Air conditioning to the living/dining and master bedroom ensures year round comfort
- * Still plenty of potential to value add if desired!

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: 1950's

Land Size: 627m2

Rates: \$670/ quarter approximately

Market Rental Assessment: \$675-725 per week

School Catchments: Aspley East State School, Aspley State High School



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More About this Property

Property ID	3A05F1R
Property Type	House
Land Area	627 m2
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes

Daniel Waters 0412 847 849

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