



## Aspley, 2 Dugald Street

Post War in Premium Position Packed with Potential!

THE ONE you've been searching for, this fantastic postwar home is well presented, packed with great value and positioned in one of Brisbane's hottest growth locations —right on the Aspley/Chermside West border! Well maintained over the years by home owners, this home offers unbeatable value for both investors and home buyers. Don't miss the chance to secure an immaculate, value-packed buy in one of the Inner North's most popular and sought-after suburbs! There is potential to value-add and enhance the home at your leisure if desired, but no immediate work required. Surrounded by parks and transport options, the home is also just moments from Prince Charles and St Vincent's Hospitals, a selection of quality primary and high schools and child care centres, and the incredible Westfield Chermside shopping and entertainment precinct- the location is superb and so easy!

You will love...

- The condition of the home —Lovingly maintained and renovated internally by its long



**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**  
For Sale Now

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**LJ Hooker Aspley | Chermside**  
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term owners with neutral paintwork, polished hardwood flooring throughout and a highly desirable floor plan, you can simply move straight in and be very comfortable here or continue leasing the home if you are seeking the ideal investment

- Still plenty of potential to value add and enhance at your leisure if desired!
- There is scope to transform the outside of the home and make this diamond shine!
- The wonderful 587m2 fully fenced block offers a beautiful, safe oasis for children, pets and gardeners to enjoy
- Set across one level, the home offers an easy and appealing floor plan catering brilliantly to singles, couples or families alike
- Lovely, central renovated Caesar stone kitchen with great storage capacity and Bosch dishwasher
- A generous lounge and dining area flowing out to a delightful entertainment space —the perfect spot to entertain friends and family in privacy
- Three generous, light filled bedrooms (all with built in wardrobes) PLUS study or office space
- Immaculate renovated main bathroom plus an additional powder room and 2nd toilet for guests
- Secure car parking for multiple vehicles and excellent storage capacity
- All the extras that you are seeking —security, ceiling fans and air conditioning just to name a few!

Ready for immediate sale, be sure to come and view this delightful home to fully appreciate ALL that's on offer! Brimming with value and appeal and with a premium location, it will be the perfect home or investment for its next lucky owner!

#### QUICK FACTS:

Land Size: 587sqm

Rental potential: Currently leased for \$650 per week until 3rd March 2025

School Catchments: Aspley State School & Craigslea State High School

## More About this Property

<b>Property ID</b>	39DSF1R
<b>Property Type</b>	House
<b>Land Area</b>	587 m2
<b>Including</b>	Study Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

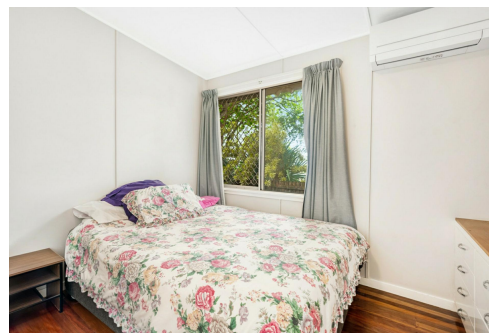
**Amanda Waters 0402 109 955**

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**Internal 100 m<sup>2</sup> | External 89 m<sup>2</sup> | Total 189 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.*