



23 Rangeview Street, Aspley

Brand New Luxury Home on Aspley's Premier Leafy Street

Positioned in an elevated, north-facing setting on one of Aspley's most coveted tree-lined streets, this brand new, architecturally designed residence offers the perfect blend of lifestyle, luxury, and location.

Impeccably crafted with high-end finishes and a thoughtful, spacious layout, this two-storey home seamlessly blends sophisticated indoor living with inviting outdoor spaces-perfect for relaxed family living and elegant entertaining.

Designed for those who demand quality without compromise, the home features 4 to 5 generously sized bedrooms, 3 designer bathrooms, multiple living zones, and a premium entertainer's kitchen complete with a walk-through butler's pantry. The open-plan living/dining area extends effortlessly to a covered alfresco space overlooking a sparkling in-ground pool and level backyard-an ideal setting for year-round enjoyment.

Surrounded by other high-calibre contemporary homes on generous blocks, Rangeview Street is renowned for its leafy outlook and unbeatable convenience. Enjoy close proximity to Aspley's vibrant retail precinct, sought-after schools (private and public), Westfield

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FOR SALE

Under Offer by Daniel Waters

AGENTS

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AGENCY

LJ Hooker Aspley | Chermside
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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**

Chermside, and the Prince Charles/St Vincent's Hospital precinct. Excellent public transport options, including bus and rail, provide easy access to the CBD.

If you're searching for a brand new, move-in-ready dream home in a prestigious location, this is the one.

Special Features Include:

- Built by leading custom builder Evermore and finished in late July 2025, this exquisitely finished two storey home is ready to move into immediately
- Occupying an elevated, north facing position on one of Aspley's most desirable streets. The location is just moments from the Aspley retail precinct and minutes from Westfield Chermside and reliable public transport.
- Set in a commanding position on the high side of the street, its classic fae, Lexington Qtr paint palette, wide frontage, attractive front fence and tasteful landscaping amplify the home's appeal.
- Internal finishes include high ceilings on both levels, Natural Oak engineered timber floors to lower level, carpet to bedrooms, high internal doors, neutral Lexington Qtr paint palette internally, 8 zone ducted air-conditioning system and quality curtains and blinds throughout
- The high 2,740mm ceilings and Natural Oak flooring provide an instant feeling of quality upon entry
- A mud room and study space provides a built-in desk, bench seat and hanging space for hats, coats and schoolbags
- The open plan living/dining area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area, yard and inground pool
- The premium designer kitchen is the social hub of the home and includes a 2,800mm Island stone bench, butler's pantry, an abundance of soft close cabinetry and undermount sink. Quality Smeg appliances include an induction cook top, oven, integrated dishwasher and concealed rangehood
- The covered alfresco entertaining area overlooks the level backyard and inground pool
- A multi-purpose room downstairs provides a large separate living space, or ground level bedroom option (5th bedroom) if desired
- An attractive staircase with Natural Oak treads leads to the upper level
- 4 king-size bedrooms upstairs, all with built-in wardrobes
- The luxurious master suite has huge proportions. It includes an oversized walk-in robe and a lavish ensuite with shower, dual basin vanity and separate toilet.
- There are 3 beautifully finished bathrooms throughout the home
- The family retreat upstairs is ideal for those seeking space and separation in a busy family home. It perfectly captures the leafy northern aspect and has a built-in desk ideally suited as children's homework space.
- The sparkling inground pool, framed by sleek glass balustrades, is sure to impress and will be a favourite for entertaining and relaxation.
- The level fully landscaped backyard offers plenty of space for families, pets and avid gardeners
- Double remote garage with internal access
- Solar system installed
- Brand new and ready to move into immediately

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts:

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Land size: 496sqm (Block frontage 12.78m)
Aspect: North Facing
Year Built: Finished late July 2025 (Brand New)
Builder: Evermore
Total Floor Area: 328.51sqm
Ceiling Heights: 2,740mm Downstairs, 2,590mm Upstairs
• conditioning: Yes, ducted system (8 Zones)
Solar System: 6.16Kw Solar Panels with a 5Kw Inverter (battery ready)
Warranties in Place: Yes
Termite Barrier In Place: Yes, HomeGuard Precision Termite Management System

MORE DETAILS

Property ID	3AUVF1R
Property Type	House
House Size	328.51 m2
Land Area	496 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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