




25 Stonycroft Street, Aspley

## Immaculate Lowset Home Opposite Parkland in Prime Aspley Position

Positioned in a quiet, tree-lined street directly opposite beautiful parkland, 25 Stonycroft Street presents an outstanding opportunity to secure a spacious, move-in ready home in one of Aspley's most tightly held pockets. Set on a generous 637m<sup>2</sup> block, this solid lowset brick and tile residence offers a highly functional layout, multiple living areas and a warm, welcoming feel. Whether you're a growing family, downsizer seeking low-maintenance single-level living, or an investor looking for a quality addition to your portfolio, this property offers broad and genuine appeal.

The home has been thoughtfully designed to suit a wide range of buyers, with four generous bedrooms including a spacious master suite complete with walk-in robe and ensuite. Multiple living zones provide flexibility and separation, including a large, carpeted living and dining space at the front with a stunning high raked ceiling, a tiled family area adjoining the kitchen, and a sunlit rear living room capturing beautiful natural light. The renovated kitchen is well-appointed with modern appliances, ample bench space and storage, and a convenient servery flowing through to the outdoor patio-ideal for

4  2  2 

### FOR SALE

For Sale Now

### VIEW

Fri 1st May @ 5:00PM - 5:30PM

### AGENTS

Joshua Waters  
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jwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

relaxed living or entertaining. The single-level design, low-maintenance layout and excellent condition make it particularly attractive for downsizers, while its size, location and features underpin strong ongoing rental appeal for investors.

Enjoy the lifestyle benefits of this exceptional location, with parkland right across the road and easy access to hectares of walking and bike tracks along Cabbage Tree Creek. Families will appreciate the short walk to Aspley State School and Aspley Hypermarket, while Westfield Chermside, The Prince Charles Hospital, St Vincent's Hospital and Craigslea State High School are all just minutes away. Positioned in a highly sought-after northside pocket, this home offers both peace and outstanding convenience-key factors for both owner-occupiers and tenants alike.

**Key Features Include:**

- 637m<sup>2</sup> block in a quiet, tree-lined street directly opposite parkland.
- Solid single-level brick and tile home with a functional layout.
- Immaculately presented with fresh paintwork and brand-new carpet throughout.
- Plenty of windows capturing excellent natural light, breezes and views toward nearby greenery.
- Multiple living areas including:
  - o Front living room with high raked ceiling and adjoining dining zone
  - o Family area adjoining the kitchen
  - o Sunlit rear living space
- Renovated kitchen with an abundance of bench space and very practical storage, electric appliances, new dishwasher and servery to patio.
- 4 generous bedrooms including master with walk-in robe and ensuite.
- Ducted air-conditioning plus split system to main living, ceiling fans throughout.
- Main bathroom with shower, bathtub, vanity and separate toilet.
- Large, covered patio flowing offering the perfect space to entertain or relax.
- Generous fully fenced backyard providing plenty of space for kids and pets to run around plus room for a pool!
- Side access to backyard.
- Internal laundry.
- Double lock-up garage with remote access plus rear workshop/storeroom.
- Additional features include security screens, NBN connection and garden shed.

A well-presented, versatile home offering space, functionality and a highly convenient location, this is an outstanding opportunity for families, downsizers and investors alike to secure a quality property in a sought-after Aspley pocket.

For further information or to discuss this opportunity in more detail, please contact Joshua Waters.

## MORE DETAILS

Property ID 3C76F1R  
Property Type House  
Land Area 637 m2  
Including Dishwasher  
Remote Garage

### Joshua Waters 0417 800 991

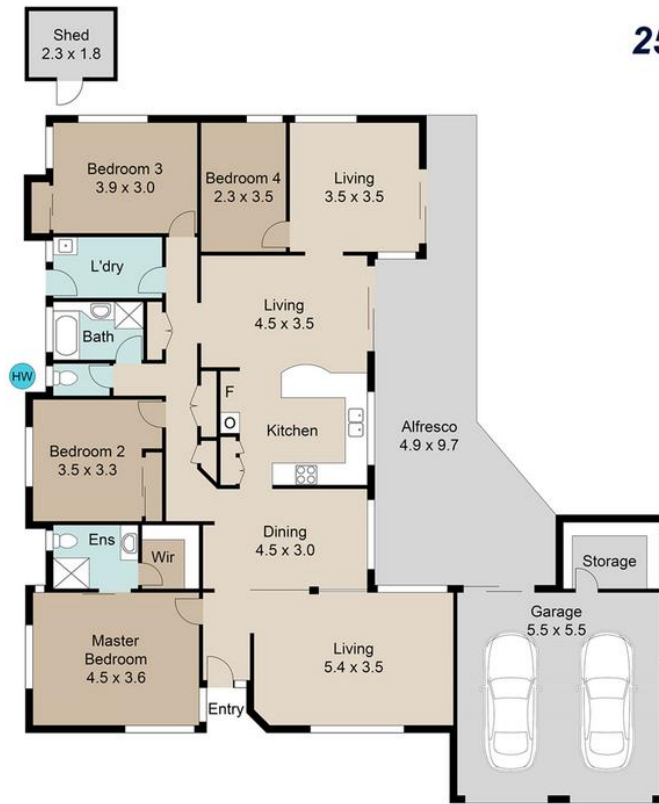
Business Owner, Sales Consultant and Registered Valuer |  
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## 25 Stonycroft Street



**Internal 190m<sup>2</sup> | External 36m<sup>2</sup> | Total 226m<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.*