



Aspley, 40 Ironwood Street

Classic Queenslander-style Home in Magic Location!

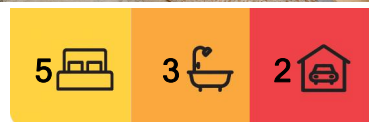
Perfectly positioned in one of Aspley's most tightly held and convenient locations, within walking distance to parks, Aspley State School, shopping and express bus stop, this delightful home will immediately impress you with its brilliant floorplan, blissfully elevated aspect AND its very desirable location. The long-term owners have meticulously maintained and presented the home, ensuring that its an incredibly comfortable and charming opportunity, that you will immediately fall in love with!

A premium buying opportunity for both fastidious home buyers OR astute investors, it is the perfect choice for home buyers seeking a home to settle into long term, or investors seeking a property in a premium location with generous rental potential. Be prepared to act quickly to avoid disappointment...

Located on a whisper quiet inside street in one of the suburb's most sought-after pockets, the home is within close proximity of some excellent local schools (primary and



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
UNDER CONTRACT

View
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secondary), the Aspley Hypermarket shopping precinct and a short, safe stroll to the city express bus. The family friendly location is superb and within easy reach of the Brisbane CBD (12km), and just moments to Prince Charles and St. Vincent's Hospitals and the incredible Westfield Chermshire shopping, dining and entertainment precinct.

The home offers an exceptionally spacious and well-considered floorplan catering perfectly to couples or larger families alike. Set across two levels with brilliant connectivity via internal stairs, the home offers scope for dual occupancy and generous home office space, or just generous family living with multiple separate and spacious zones to spread out and enjoy.

The home flows effortlessly from the front entry out to the elevated rear entertaining deck that features stunning suburban views and is the perfect place for enjoying a quiet twilight drink or hosting gatherings of friends and family for celebrations. The 578m2 block has been professionally landscaped and provides the most incredible outdoor oasis to enjoy, whether you are a garden lover or a young family seeking space to relax and escape within.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Special Features Include:

- * Meticulous presentation with no work required —move straight in or rent straight out
- * Elevated 578m2 block in a peaceful yet convenient position
- * A selection of generous living and dining areas across both levels, that connect seamlessly to the rear deck and ground floor alfresco areas
- * The beautiful rear deck features breath-taking suburban views and breezes, and is a serene spot to relax at either the start or the end of your day
- * The refreshed granite kitchen offers well-appointed space to cook for your family and to entertain friends. Gas cooking, an abundance of storage and great connectivity to both the indoor and outdoor areas!
- * A total of 5 sizeable bedrooms —3 bedrooms upstairs and two bedrooms downstairs
- * Three immaculate bathrooms, including large ensuite to master
- * A versatile floor plan caters to home office, dual living and teenager retreat if desired
- * Perfectly appointed with air conditioning, ceiling fans, security, plantation shutters and quality window dressings throughout ensuring this home offers immediate comfort and livability for both home owners or tenants
- * Secure off street car accommodation for multiple vehicles
- * Lots of scope to value add and to enhance at your leisure if desired too!
- * Wonderful quiet street with great neighbours
- * Outstanding rental potential

Make your move here with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is a magical opportunity for both home owners and investors —to avoid your disappointment, act quickly.

QUICK FACTS:

Year built: circa 1990

School Catchments: Aspley State Primary School & Craigslea State High School

BCC rates: TBC



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Rental potential: Circa \$950-\$1,000 per week

More About this Property

Property ID	391UF1R
Property Type	House
Land Area	578 m ²
Including	Study Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

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Principal and Licensed Real Estate Agent | awaters@ljhooker.com.au

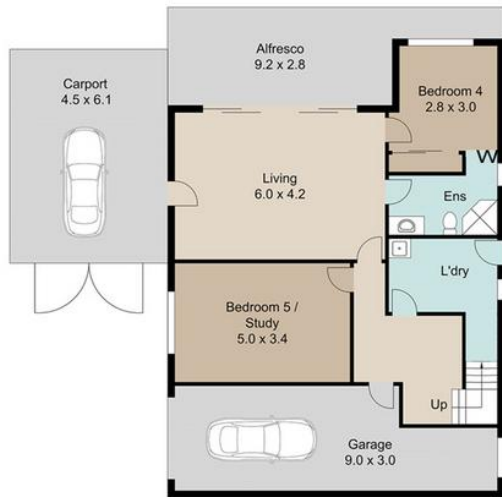
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Ground Level



Upper Level



Internal 260 m² | External 78 m² | Total 338 m²

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.