



Aspley, 48 Wilmah Street

Ultra-Cute Postwar Home on Leafy Street! - Walk to Shops & Schools

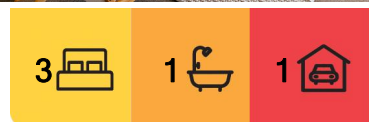
Perfectly positioned in one of Aspley's most popular and convenient streets, this beautifully maintained post war home will immediately impress you with its presentation, location and deceptively large floor plan. Nestled in a whisper quiet and beautifully tree-lined position, the home is within safe walking distance of excellent local schools (Aspley East State School & Aspley State High catchments), Robinson Road Marketplace (Coles), Aspley Hypermarket, bus and train transport, and just moments from the amazing Westfield Chermshire shopping and entertainment precinct. This family friendly location is simply superb, and is within easy reach of the Brisbane CBD (12km), Prince Charles and St Vincent's Hospitals and a short drive to the Brisbane Airport and Sunshine and Gold Coast motorways.

The home provides a spacious floorplan that includes a wide front veranda perfect for outdoor relaxation, 3 sizeable bedrooms, a living room, huge separate multi-purpose room,



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
Please Call

View
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well-appointed kitchen and meals area, neat and tidy bathroom (plus a 2nd toilet), massive internal laundry and internal access to a garage and workshop. The level 685sqm block is perfect for families and those seeking space and separation from neighbours. The home has been well maintained by long term owners and can be moved into or rented out immediately.

Given the wide 22.7 metre frontage and amazing position close to multiple retail centres and public transport, there are strong future redevelopment prospects for this property (STCA).

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

Special Features Include:

- * A brilliant single level home that provides a beautifully versatile floor plan for singles, couples or families to spread out and enjoy
- * Rock solid construction with premium hardwood frame and Colorbond roof
- * The home has been incredibly well maintained over time to ensure you can simply move in and position your furniture with no immediate work required
- * The 685sqm block provides the perfect space for children and pets to play, whilst you entertain or relax with family or friends on wide front veranda
- * A spacious living room can accommodate decent sized lounge suite and interacts well with the kitchen and front veranda
- * A well-appointed kitchen and meals area is a light and bright space offering plenty of bench space, an abundance of storage and a quality electric cook top and oven
- * A huge multi-purpose room provides much needed space and separation in a busy family home
- * 3 generous bedrooms
- * A neat and tidy family bathroom with bath, shower and separate toilet
- * The massive internal laundry includes a second toilet
- * There is internal access to a large single lock-up garage (remote door) with workshop space at the rear
- * All the incredible extras you are seeking for your next long-term home, including air conditioning and ceiling fans, security, rainwater tank and NBN internet, just to name a few!
- * Given the wide 22.7 metre frontage and amazing position close to multiple retail centres and public transport, there are strong future redevelopment prospects for this property (STCA)
- * Wonderful quiet leafy street with lovely, long-term neighbours

Make your move with confidence —this is the one you've been waiting for. The location is superb and the home is a very special opportunity for both home owners and investors — to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS OR JACOB BALL.

QUICK FACTS:

Year Built: 1950's

Land Size: 685m²

Frontage: 22.7 metres



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Rent Assessment: \$700-\$750 per week

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

More About this Property

Property ID	38YXF1R
Property Type	House
Land Area	685 m ²
Including	Air Conditioning Toilets (2) Deck Water Tank

Daniel Waters 0412 847 849

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Co-Agent " Daniel Waters Team | jball@ljhooker.com.au

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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

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