

## Aspley, 5 Arell Street

Exquisitely Refurbished Family Home -Incredible Space Up and Down!

WOW, what a beautifully spacious and well positioned highset brick home in one of Aspley's most coveted and sought-after locations! Perfectly set on a quiet street, and offering a north/south aspect, you will be surrounded by other quality homes that have undergone extensive renovations. This brilliant, elevated position not only offers you wonderful suburban views, but also exceptional convenience to so many popular Northside amenities, including Prince Charles and St. Vincent's Hospitals, Aspley and Craigslea State Schools, St Dymphna's, Westfield Chermide, Aspley Hypermarket, city express bus transport (345) and Brisbane Airport.

The home has been meticulously refurbished over time by its original owners. There is an abundance of space over 2 levels including an impressive entrance with void, 3 sizeable bedrooms upstairs, a dream Caesarstone kitchen, a covered rear deck, 2 stylish bathrooms, a living/dining area upstairs and a huge multi-purpose space downstairs with

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**For Sale**  
For Sale Now

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**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

bedroom options. The light and bright downstairs area is perfect for families seeking an abundance of space or potential for dual living.

There is double lock-up garage with storage, plus a sealed pad for a boat or caravan. Families, gardeners and pets will fall in love with the amazing backyard which includes a lush lawn and gardens filled with blooming Carmelia's.

This is a rare and brilliant opportunity to secure a blue-chip property that you can move into or rent out without any work required. Modern touches include fresh paintwork inside and out, impressive kitchen and bathrooms, upgraded lighting/switches/power points, air-conditioning and fans, new sheer/block out blinds, rich polished hardwood floors, modern floor tiles and timber look hybrid flooring. The owner's meticulous attention to detail is obvious upon entry and we challenge you to find a better presented home in the local area.

Act now to secure your piece of popular Aspley, before it's too late...

Things you will love...

- \* Extremely solid and spacious brick home with wonderful street appeal. The home has been meticulously refurbished throughout and offers incredible space over 2 levels. Recent upgrades include fresh paintwork (inside/outside), impressive kitchen and bathrooms, new lighting/switches/power points, air-conditioning and fans, new sheer/block out blinds, rich polished hardwood floors, modern floor tiles and timber look hybrid flooring and a solar hot water system.
  - \* An elevated block, perfectly positioned to capture breezes and beautiful leafy suburban views to the north and east
  - \* Highly sought-after highset design with the desirable north/south aspect and a brilliantly versatile floor plan that could cater for dual living if required
  - \* An impressive entrance with a portico and a high void above the staircase
  - \* The open plan living/dining area has large proportions and interacts seamlessly with the kitchen, rear deck and front veranda
  - \* The chic modern Caesarstone kitchen has a pleasant north facing aspect and an abundance of bench space and storage. It includes a breakfast bar, servery to the deck and quality appliances including an electric cook top and oven. This is a seriously stylish kitchen and features a matte black sink and tapware.
  - \* The covered rear deck is ideal for entertaining and captures some views and an outlook over the backyard. An external staircase provides easy access to the backyard.
  - \* 3 sizeable bedrooms upstairs, all with built-in wardrobes
  - \* A large multipurpose area downstairs provides incredible space and dual living possibilities. It has been finished to the same high standard as the upper level and benefits from an abundance of north facing windows that fill the space with natural light. There is a room downstairs that could easily be used as a 4th bedroom option. Downstairs is just under legal height.
  - \* Refurbished bathrooms on both levels that include floor to ceiling tiles and modern fittings
  - \* A lovely light filled laundry with exceptional storage and bench space will make you want to do your washing
  - \* The home has a lush lawn and attractive gardens perfect for children, pets and avid gardeners
  - \* A double lock up garage with storage, plus a sealed pad that can accommodate a large boat or caravan. The garage has a freshly painted floor.
- Astute buyers seeking something so much better than the average will appreciate the



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amazing floorplan and high standard of finishes. Here is the perfect family home or investment —to arrange your viewing please contact Daniel Waters.

Quick Facts:

Land Size: 587sqm

Year Built: 1968 (the same family has lovingly owned the home since new)

Aspect: North/South Aspect

Quarterly Rates:

Market Rent Assessment: \$850-900 per week

School Catchments: Aspley State School, Aspley State High School

## More About this Property

Property ID	38MNF1R
Property Type	House
Land Area	587 m <sup>2</sup>
Including	Air Conditioning Deck

**Daniel Waters 0412 847 849**

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

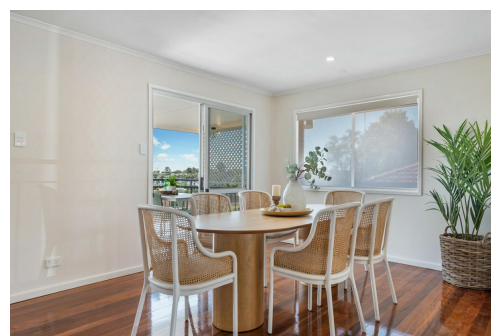
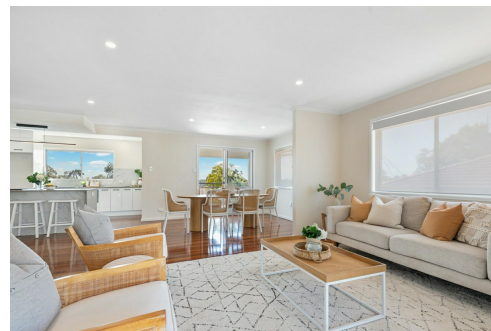
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Co-Agent “ Daniel Waters Team | [jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

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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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