



53 Kildonan Street, Aspley

## Open Home Cancelled - Contact Daniel

Brilliantly positioned within one of Aspley's most popular and convenient locations, this is a rare opportunity to purchase a large two-storey brick home with a great family-friendly layout, at an entry level price. Definitely needing work, but priced accordingly, this home will appeal to buyers seeking a home, investment or renovation project with great bones that they can add value to immediately.

The home has spacious internal proportions and a practical floorplan which includes 4 bedrooms, an open plan lounge/dining area, a huge family room downstairs, large original kitchen, two bathrooms and front and rear verandas. A double lockup garage offers excellent vehicle accommodation and storage, and the 668sqm block provides plenty of backyard space. Standout features include the double height void and floor to ceiling windows over the entry and staircase, the rich hardwood floors and the oversized proportions throughout.

Positioned within a tightly held pocket of Aspley, the location is within 11km of the Brisbane CBD, 10 minutes from Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport and Sunshine Coast. Being a family friendly location, there are a variety of excellent public and private schools within a convenient

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### FOR SALE

Offers over \$939,000

### AGENTS

Daniel Waters  
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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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Interested parties must rely solely on their own enquiries.



distance of the home and the property is within the Aspley State Primary School and Craigslea State High School Catchment area.

If internal proportions, potential and price are paramount to you, this is your rare chance to secure an affordable property in one of Brisbane's high growth pockets!

Special features include -

- A two-storey brick and tile home with plenty of street appeal
  - A solid brick home in definite need of renovation, with immediate value upside
  - Buyers will love the double height void and floor to ceiling windows over the entry, rich hardwood floors and generous proportions throughout
  - Sunny front veranda captures some wonderful suburban views
  - Spacious open plan lounge and dining area upstairs
  - A covered veranda is ideal for outdoor dining and relaxation
  - 3 sizeable bedrooms upstairs
  - A large original kitchen upstairs
  - An original bathroom on each level
  - A large open plan family room downstairs, plus a 4th bedroom
  - The double lock-up garage also provides plenty of storage space at the rear
  - A level 668sqm block provides plenty of back yard for children or a puppy
- " Exceptionally convenient to everything that is important — Chermshire Market Shopping Centre (Woolworths), Express buses to the CBD, Aspley State School (primary) and Craigslea High School. Just a short drive to Westfield Chermshire, the airport, CBD and North and South motorways.

Quite simply, this is a superb opportunity to purchase a property packed with options and potential in Aspley. Make your move with confidence now! For further information or to arrange your inspection, please contact DANIEL WATERS.

## MORE DETAILS

Property ID	3AMBF1R
Property Type	House
Land Area	668 m2
Including	Air Conditioning Balcony Secure Parking

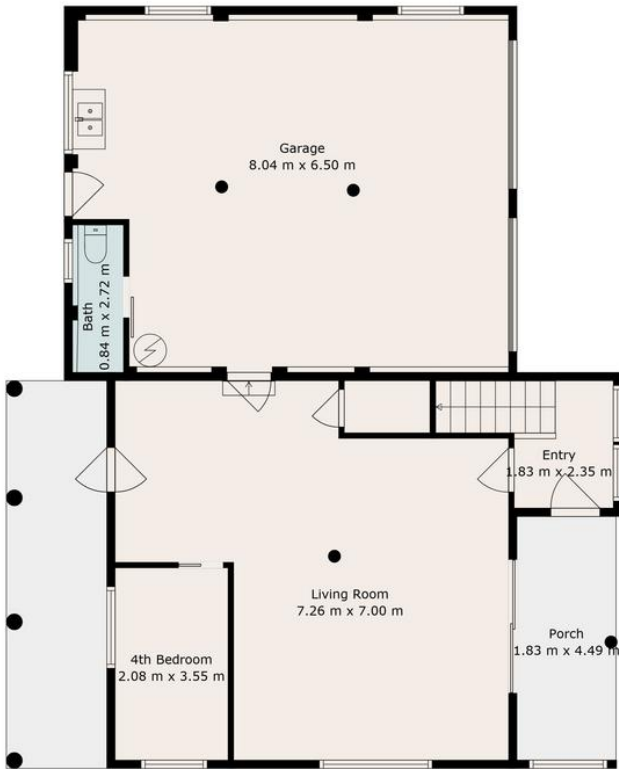
### Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |  
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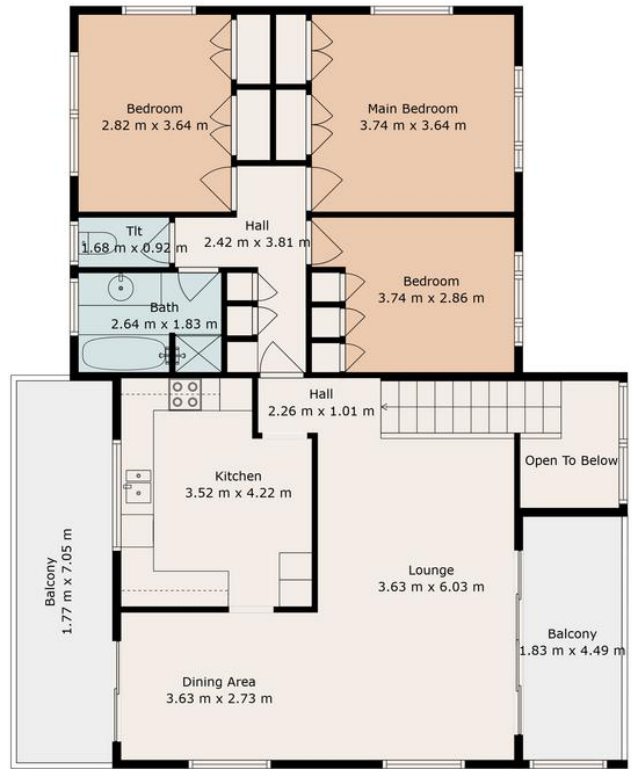
### LJ Hooker Aspley | Chermshire (07) 3263 6022

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Ground Floor



First Floor

Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only