







Aspley, 7 Comino Street

Lovely Lowset Brick in Quiet Cul De Sac —Walk to Everything

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For Sale
For Sale Now

View
ljhooker.com.au/38G7F1R

Contact
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Perfectly positioned in a whisper quiet cul de sac, within walking distance of schools and shopping, this well-presented lowset brick home has a practical floorplan and is set on a sizeable 607sqm level block. The home has spacious internal proportions and will appeal to buyers looking to move straight in or rent, and provides plenty of scope to value add if desired.

The floorplan includes 3 bedrooms (all with built-in wardrobes), a spacious lounge, dining area, neat and tidy kitchen, family bathroom, undercover alfresco area and a large double lock-up garage. The fully fenced front and backyard provides plenty of space for families, pets or avid gardeners.

The home's wonderful floorplan is complemented by its coveted location, which is within short walking distance of shopping, schools and public transport. Positioned within the

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tightly held enclave of Aspley, the location is within approximately 11km of the CBD, a short drive from Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. Robinson Road Marketplace (Coles and specialty stores) is within an easy 5-minute walk of the home and Aspley East State Primary School is literally at the end of the street. There is bus transport available close by and the closest train station is just a 5-minute drive away.

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

Special Features include —
* Lowset brick and tile construction
* 3 large built-in bedrooms
* A neat and tidy laminate kitchen with plenty of bench space and storage. There is an electric cooktop and upgraded electric wall oven.
* The spacious lounge area adjoins the kitchen and extends out to the covered patio
* The dining area adjoins the kitchen and opens to the rear courtyard
* Family bathroom with separate bath and shower
* A covered alfresco area at the front of the home is perfect for outdoor dining and acts as another living space
* A sealed courtyard at the rear provides an additional outdoor dining area and overlooks the backyard
* A large double lock-up garage. The garage could potentially be converted to additional living space, with a new carport built in front (Subject to council approval).
* Internal laundry
* A level and fenced 607sqm block
* Security screens and upgraded air-conditioning to lounge and master bedroom

Delay will ultimately mean disappointment if you don't act quickly on this outstanding opportunity! For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

Quick Facts:
Gross Rates: $604.85/Qtr
Land Size: 607m2
Rental Assessment: Approximately $650-700 per week
Year Built: Late 1970's
School Catchments: Aspley East State School, Aspley State High School

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More About this Property

Property ID	38G7F1R
Property Type	House
Land Area	607 m²
Including	Air Conditioning

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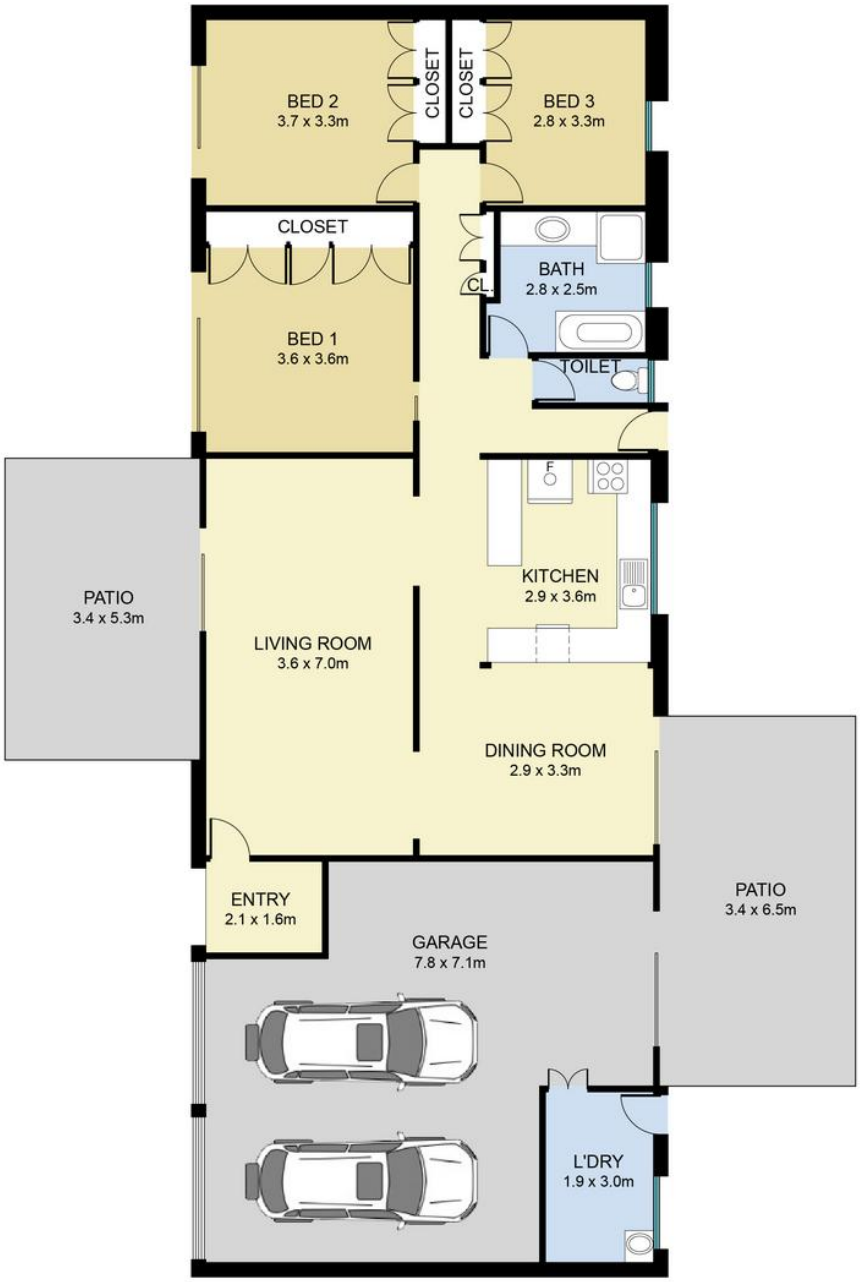








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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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