



## Aspley, 11/17 Spencer Street

### SPACIOUS LOW MAINTENANCE VILLA LIVING IN A PRIVATE GATED COMMUNITY

Tucked within an exclusive gated complex, this immaculate three-bedroom villa offers a relaxed and low-maintenance lifestyle in the heart of Aspley. Set among only 18 homes, it is a private retreat with excellent onsite amenities and easy access to local shopping, dining and transport.

Light-filled interiors reveal open plan living complete with split system air conditioning, floating timber floors and soaring 9-foot ceilings. The modern kitchen delivers both style and functionality, featuring an abundance of bench and cupboard space to suit busy households. Three well-proportioned bedrooms include built-in wardrobes and ceiling fans, while two well-appointed bathrooms enhance everyday functionality.

Designed for easy living, this villa also features a separate laundry, a tandem lock-up garage with an updated motor, and security screens for added peace of mind. Outdoors, a



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**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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**(07) 3264 9000**

covered patio and landscaped courtyard create a private setting for entertaining or unwinding at home. Residents also enjoy access to a tropical-style pool and shared entertainment area within the beautifully maintained complex.

Additional features include new solar panels and newly added split system in the main bedroom.

Contact Wayne Cornell on 0410 405 031.

Property Features:

- \* Three bedrooms with built-in wardrobes
- \* Master bedroom with new split system air conditioning & ensuite
- \* Family bathroom
- \* Open plan living and dining with split system air conditioning
- \* Modern kitchen with ample storage and bench space
- \* Floating timber floors to living, dining and third bedroom
- \* Separate laundry
- \* Tandem garage with internal access
- \* 9-foot ceilings, insulated ceilings
- \* Security screens and doors
- \* Solar panels - 6.6KW
- \* Landscaped courtyard with covered patio
- \* Electric gated entry with weekend closure for added security
- \* NBN connection
- \* Swimming pool and entertaining area in complex

Location:

- \* 800m to Aspley Hypermarket and city bus
- \* 800m to McDonalds, Coffee Club & medical centres
- \* 1.7km to childcare
- \* 2.2km to Aspley State and 2.5km to Aspley State High catchment schools
- \* 2.5km to Aspley Hornets Football Club and local dining
- \* 3.5km to Westfield Chermside
- \* 15km to City

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

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## More About this Property

<b>Property ID</b>	1TPDF1H
<b>Property Type</b>	Villa
<b>Land Area</b>	237 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Solar Panels

**Wayne Cornell 0410 405 031**

Sales Consultant | [wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

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internal 132sqm  
 external 45sqm  
 total 177sqm



11-17 SPENCER STREET

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