



## Aspley, 33/37 Marathon Street

Beautiful Villa on Aspley/Chermside Border — So Convenient, Whisper Quiet & Well Presented!

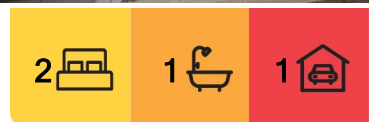
To avoid disappointment, be the FIRST to inspect this premium villa in one of the Northside's most desirable complexes. Nestled in a fantastic location within walking distance to city express bus stops and Westfield Chermside, this property offers a fabulous easy care and exceptionally convenient lifestyle opportunity that will appeal to owner occupiers or investors alike. Beautifully presented and with not a cent to spend, there is so much to LOVE here!

Features include -

- \* A private and very secure position within a leafy complex. The complex is predominantly owner occupied and pet friendly (subject to body corporate approval).
- \* Recently refurbished throughout —fresh neutral paintwork, modern floor tiles and quality carpet, ducted air-conditioning and upgraded blinds make this an incredibly appealing and welcoming property



**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**  
For Sale Now

**View**  
[ljhooker.com.au/39W5F1R](http://ljhooker.com.au/39W5F1R)

**Contact**  
**Daniel Waters**  
0412 847 849  
[dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

**Jacob Ball**  
0417 649 903  
[jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

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



- \* An upgraded kitchen with modern appliances and an abundance of bench space and storage. The kitchen integrates perfectly with the living/dining area and has a breakfast bar.
- \* A generous open plan living/dining room flows out to a covered pergola. The pergola is perfect for outdoor dining and overlooks the backyard.
- \* Two sizeable bedrooms with built-in wardrobes
- \* Refurbished family bathroom with modern vanity, bath, shower and separate toilet
- \* Internal laundry
- \* Single lock-up garage with drive-through access to the rear yard. The level backyard will suit families, pets or avid gardeners.
- \* The complex is set on a quiet inside street in one of Aspley's most desirable pockets and is within a convenient distance of some quality local schools (including Geebung State School and St Dymnna's Primary school), excellent public transport (bus and rail) and the retail heart of Aspley (Aspley Hypermarket and Aspley Village Shopping Centre). The family friendly location is superb and within easy reach of the Brisbane CBD (11km), Gateway Motorway and Airport. Queensland's largest Shopping Centre, "Westfield Chermide", is just a short 2 minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.
- \* Currently vacant and ready to move into or rent out immediately

Be prepared to be impressed by this brilliant property. Incredibly convenient, extremely well presented and inviting, affordable body corporate fees and priced to attract immediately interest, it presents a fantastic home or investment opportunity! We welcome your enquiry and inspection at anytime.

#### QUICK FACTS:

Year Built: 2004

Land Size: 244m<sup>2</sup>

Rates: \$508.65 p/q (Investor Rate)

Body Corporate Fees: \$528 p/q (Discounted for on time payment)

Rent: \$625.00 - \$675.00 per week approx

## More About this Property

<b>Property ID</b>	39W5F1R
<b>Property Type</b>	Villa
<b>Land Area</b>	244 m <sup>2</sup>
<b>Including</b>	Air Conditioning Built-in-Robes

#### Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

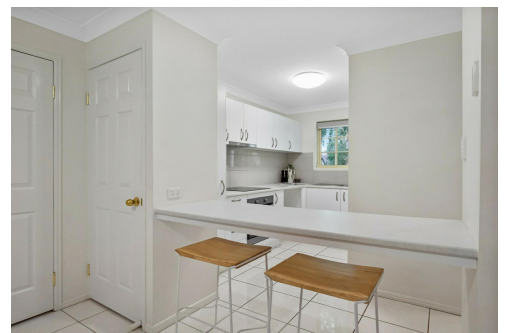
#### Jacob Ball 0417 649 903

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

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

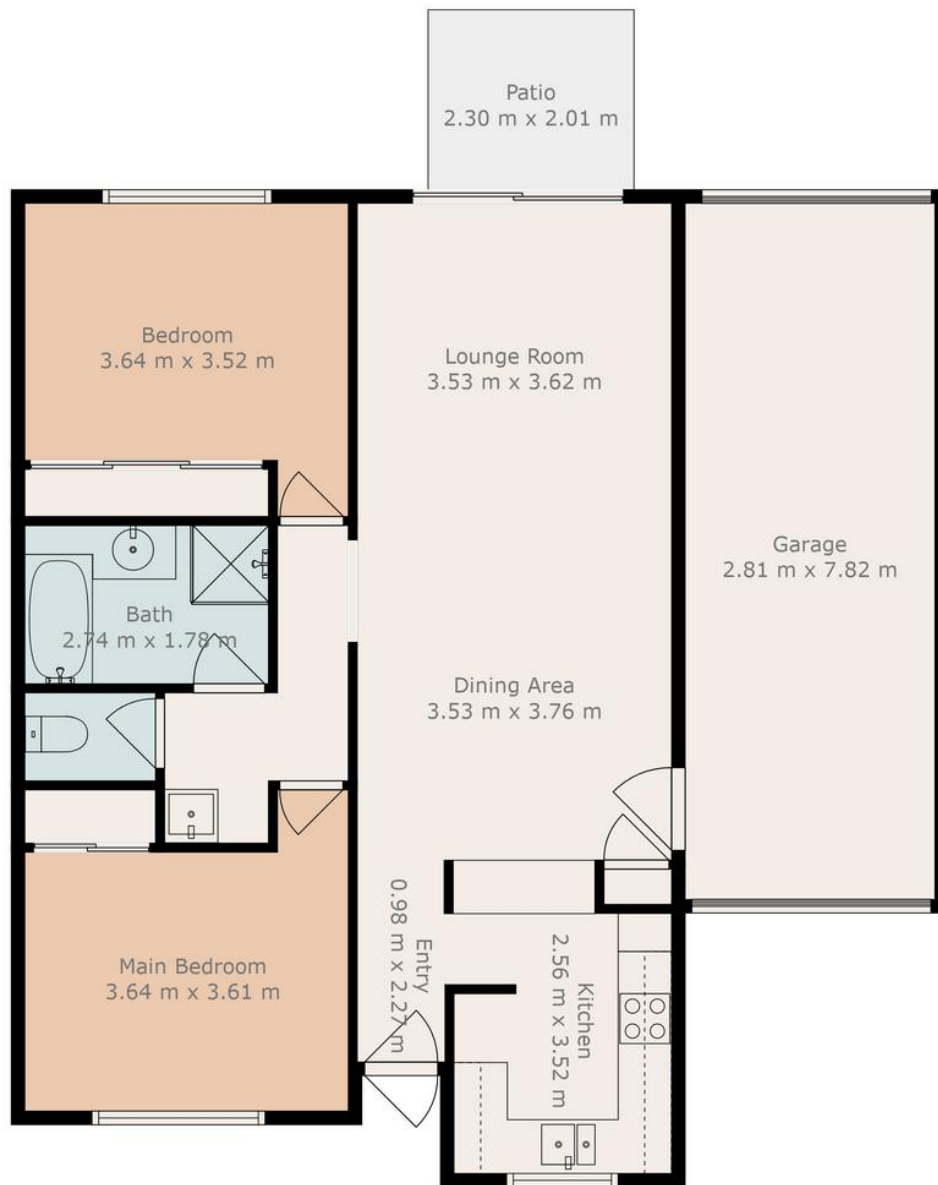
1359 Gympie Road, ASPLEY QLD 4034

aspley@ljhooker.com.au | aspley@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

**LJ Hooker**