



## Bald Hills, 39 Kyeema Crescent

Refurbished Two Storey Home with an Amazing Floorplan  
—Parkland Aspect Behind

Perfectly positioned in an ultra-desirable pocket of Bald Hills and directly backing onto a parkland reserve, this beautifully presented two storey home has impressive architectural style, a massive floorplan and is set on a sizeable 694sqm north facing block. The home has a fresh white paint palette, brand new flooring and many recent upgrades that provide "WOW factor" upon entry.

Designed for families seeking seamless interaction between the inside and outside, the home offers a masterful mix of living and dining spaces that overlook and extend out to the alfresco entertaining area, yard and pool. There are 4 sizeable bedrooms, an office area, a tidy family bathroom, plus a powder room. The alfresco entertaining area acts as another living space and overlooks the lush backyard and sparkling inground pool.

There is a double lock-up garage, plus easy side access for a boat or caravan. The



**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.

4

1

2

1

**For Sale**  
\$1,089,000

**View**  
[ljhooker.com.au/39GMF1R](http://ljhooker.com.au/39GMF1R)

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

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

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

parkland reserve behind is a dream for buyers seeking separation from neighbours or an urban escape.

The location is superb and within easy reach of the Brisbane CBD (17km), Prince Charles Hospital and Westfield Chermshire Shopping Centre (15-minute drive). Being a family friendly location, there are a variety of excellent public and private schools within a close proximity (Norris Road State School, Bracken Ridge State High School, St Joseph's Catholic Primary and St John Fisher College). Reliable bus transport is available within walking distance and the Bald Hills train station is just short drive away.

Ready to be sold now; act immediately to secure this fantastic family home before it's too late...

Special Features include —

- \* An attractive two-storey brick home with a tile roof. The home has a spacious floorplan that provides wonderful interaction between inside and outside spaces
- \* A north facing aspect captures plenty of natural light and bay breezes, and the south facing parkland aspect provides space and separation between neighbours
- \* Recent upgrades include fresh paintwork inside and out, brand new timber look plank flooring, new carpet, upgraded lighting/switches, new fencing and landscaping
- \* A wide central entrance and staircase provide a lovely 1st impression upon entry
- \* The lounge and office area is a versatile living space that includes a vaulted ceiling
- \* A well-appointed kitchen is the social heart of the home and offers an abundance of bench space and storage, an electric cook top and oven. The kitchen overlooks the alfresco area, yard and pool and includes a servery window.
- \* The spacious dining room adjoins the kitchen and can accommodate a decent sized table
- \* The family room has vaulted ceiling, built-in bar and also opens out to the alfresco area
- \* The covered alfresco entertaining area can accommodate a large outdoor table and lounge
- \* There is a family retreat upstairs that provides space and separation in a busy home
- \* 4 sizeable bedrooms upstairs; master bedroom has a walk-through robe and access to a 2-way bathroom
- \* The tidy family bathroom includes a shower, bath and vanity, plus a separate toilet. There is a 2nd toilet downstairs.
- \* A double lock-up garage with internal access. There is easy side access through double gates for a boat or caravan.
- \* A large level backyard perfect for families, pets and avid gardeners
- \* The sparkling inground pool has near new equipment and will be popular throughout summer

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.

Land Size: 694m<sup>2</sup>

Year Built: Circa 1992

Quarterly Rates: \$528.25/Qtr

Market Rent Assessment: \$850-\$900 per week

School Catchments: Norris Road State School and Bracken Ridge State High School



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

**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.



## More About this Property

Property ID	39GMF1R
Property Type	House
Land Area	694 m2
Including	Ensuite Air Conditioning Pool

### Daniel Waters 0412 847 849

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

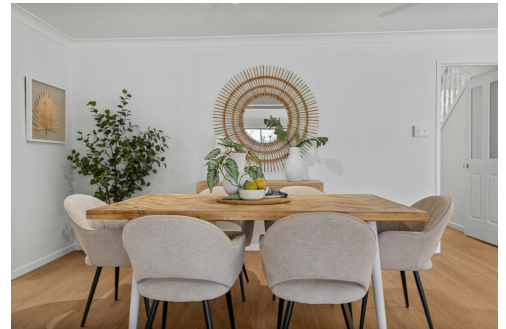
### Jacob Ball 0417 649 903

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

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

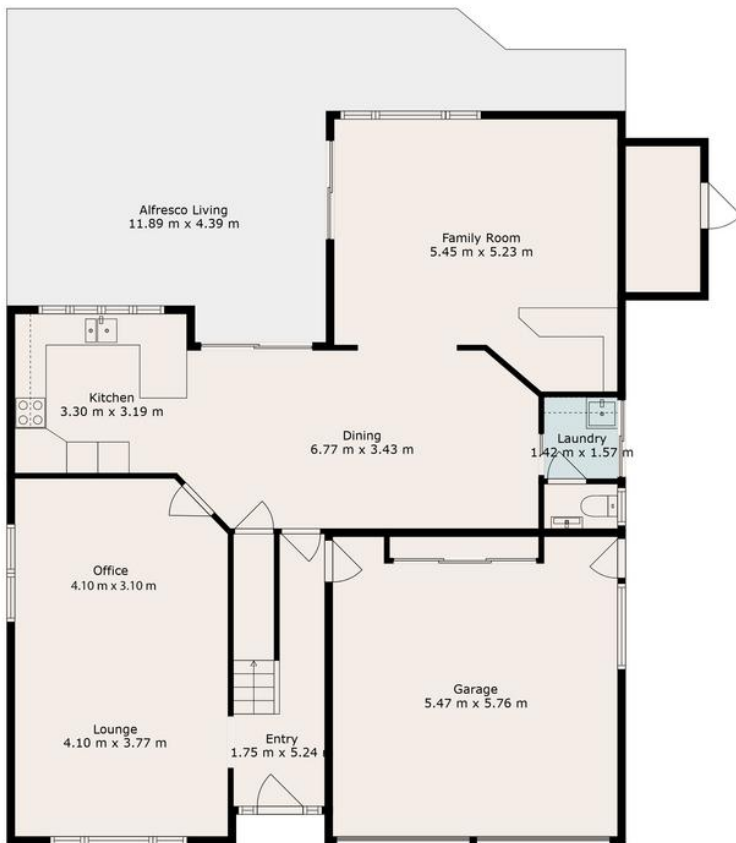
1359 Gympie Road, ASPLEY QLD 4034

[aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au)

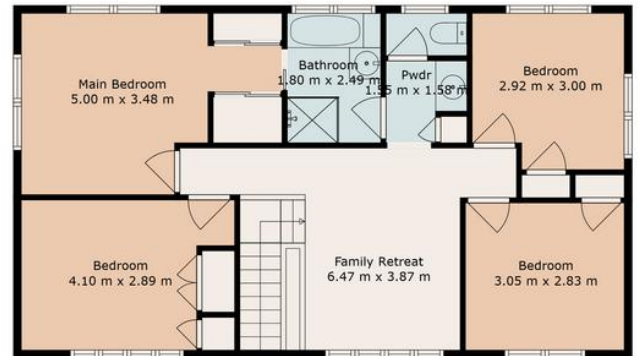


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



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

**LJ Hooker**