



## Bald Hills, 8 Ulva Street

SOLD OFF MARKET BY THE DANIEL WATERS TEAM



This home was sold off market by the Daniel Waters Team at LJ Hooker Aspley/Chermside. Please contact us to discuss the sale of your home or some other off market opportunities we may have available. Perfectly set on a sizeable 607sqm north facing block, this beautifully appointed highset home will immediately impress you with its presentation, deceptively large floorplan and array of upgrades.

**For Sale**  
SOLD

**View**  
[ljhooker.com.au/3959F1R](https://ljhooker.com.au/3959F1R)

**Contact**  
**Daniel Waters**  
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The home offers exceptional space over both levels, including 3 sizeable bedrooms (plus an office) upstairs, an impressive chef's kitchen, a refurbished bathroom, a huge, covered deck, spacious living/dining area, sitting room and enclosed sunroom. Downstairs includes a refurbished multipurpose room that could be used for dual living, mud room, entrance hall, tandem garage and exceptional storage.

Buyers wanting to work from home will appreciate the modern detached studio that is currently being used as an art gallery. The studio overlooks an exquisitely landscaped



**LJ Hooker Aspley | Chermside**  
**(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.

garden with winding pathways and an array of beautiful plants.

The home is situated in a lovely quiet street, just 17 kilometres from the CBD and within easy walking distance of the Bald Hills train station and the quaint Bald Hills Village (specialty stores, cafés and Bald Hills Primary School). St Paul's School is just around the corner and the Chermside and Bracken Ridge retail precincts are within easy reach.

Appealing to buyers seeking an incredible space up and down, and so many upgrades, you will fall in love with this home as soon as you see it....

Special features include —

- \* The home is positioned on a quiet street and offers a desirable north facing aspect
- \* It provides a deceptively large floorplan with an abundance of space up and down
- \* A welcoming entrance hall leads to an internal staircase
- \* The multi-purpose room downstairs provides space and separation in a busy family home. This room has a fresh paint palette and VJ paneling.
- \* The mud room is the ideal place to hide the school bags
- \* The spacious open plan living and dining area adjoins the kitchen and extends out to the large, covered deck
- \* A stunning Caesarstone kitchen with soft close cabinetry, electric cook top, oven and integrated dishwasher. This is a quality kitchen built by Kitchen Connection and designed by someone who loves to cook.
- \* The large covered deck acts as another living space and will accommodate a large outdoor table and lounge. External stairs lead down to the backyard.
- \* 3 sizeable bedrooms upstairs
- \* Additional rooms upstairs include a sitting room, office and an enclosed sunroom
- \* A chic modern bathroom with floor to ceiling tiles, shower, vanity and toilet. There is a separate powder room with second toilet adjoining.
- \* A laundry with upgraded electric hot water system downstairs
- \* Secure tandem garage with a huge storage and workshop space adjoining. There is a second driveway that can accommodate a boat, trailer or caravan.
- \* A detached studio built by Titan Shed's in the back yard provides an exception work from home space. It overlooks the garden and is currently being used as an art gallery.
- \* The back garden has been exquisitely landscaped and provides an urban escape with winding pathways and beautiful plants.
- \* Some of the other many features include solar, air-conditioning, fans, security screens, new windows throughout, 2 water tanks (with pumps) and NBN.

## More About this Property

<b>Property ID</b>	3959F1R
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>

**Daniel Waters 0412 847 849**

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