

## Carindale, 24 Cadogan Street

SOLD BY JACKSON CHOW & DEBBIE CHOW

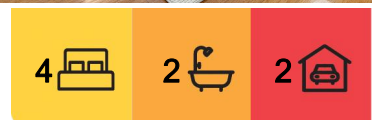
Welcome to classic Carindale real estate! A solid as a rock, double-brick 4-bedroom family home with concrete floors and 2.5m height on both levels, multiple living spaces, in and out, and an unbeatable location across from the playground, dog park, shady picnic spots, BBQ and scenic trails through expansive Carindale Reserve.

### Highlights:

- Spacious A/C lounge (5.3m x 5m) with slider to front verandah + A/C bedroom or MPR (6.3m x 3.6m), both with timber flooring
- Luxe tiled kitchen prep/storage hub with stainless mod cons (gas cooker) in adjacent scullery
- 3 new carpeted beds upstairs + a study, optional 4th bed below or use as hobby hub/gym/office
- Partially covered rear timber party deck with stairs down to a 14.5m long paved patio
- 1 renovated bathroom with twin vanity + 1 all-original, both full height tiled with showers



**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**  
Please Call

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[ljhooker.com.au/B2TYF4R](http://ljhooker.com.au/B2TYF4R)

**Contact**  
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**LJ Hooker Property Partners**  
**07 3344 0288**

- 5Kw solar panel system with ABB inverter
- 3,000L water tank and garden shed
- 6.9m x 6.8m Oversized Garages
- Brisbane Metro M3 Service available soon

Driving up to the first inspection you'll be impressed right away with the commanding position this brick beauty holds on a generous 620m2 elevated block blessed with leafy park views.

Inside, the carpet free lower floor is largely dedicated to living. Timber floors span the separate lounge and dining rooms, both behind double doors, the lounge with AC and a fan in the meals area.

The kitchen comprises 2 luxe tiled adjoining spaces - the main prep/storage hub with reams of white cabinetry and a servery into the dining room, the scullery beside it boasting durable stainless steel benchtops complemented by matching finishes on the big gas cooker, rangehood and dishwasher.

Elsewhere on this level is a self-contained bathroom and timber floored MPR. With AC and access to the oversized patio (14.5m x 3.4m) with levelled backyard, the MPR is a versatile space you could use as a guest suite, hobby hub or office.

Upstairs, carpet runs from the landing into 3 bedrooms, 2 with BIRs and a custom-fit WIR in the master, as well as a study that opens onto the generous sized timber deck (44.36sqm) running the length of the house with views to the leafy park and open sky. The newly renovated bathroom up here has had a full makeover and sports flash full height tiling, twin basins in a vanity with good storage, and a huge glass enclosed shower.

The location speaks for itself with Carindale Reserve right across the road for kids to adventure in once they've graduated from their own grassy backyard and Westfield Carindale is only 12 minutes on foot or 2 minutes drive. Head out the 6.9m x 6.8m double garage and a host of other services and schools are all just a short drive: Carina State School (3 minutes), Whites Hill State College (7), Citipointe Christian College (10), Churchie (15), Brisbane Airport (17) and 18 into town. Additionally, you'll soon be even more spoiled with the convenience of the Brisbane Metro service.

Raise your family in a home that gifts you with space, convenience and community spirit!

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B2TYF4R
<b>Property Type</b>	House
<b>Land Area</b>	620 m2
<b>Including</b>	Study Air Conditioning Balcony Deck Dishwasher Built-in-Robes Remote Garage Solar Panels Water Tank

**Jackson Chow 0435 998 468**

Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

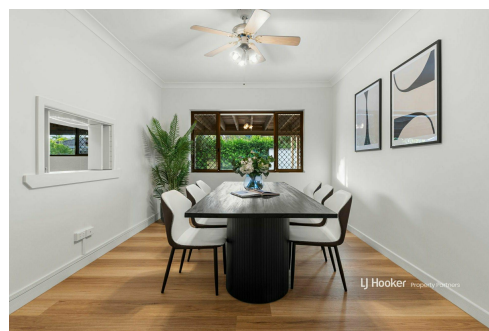
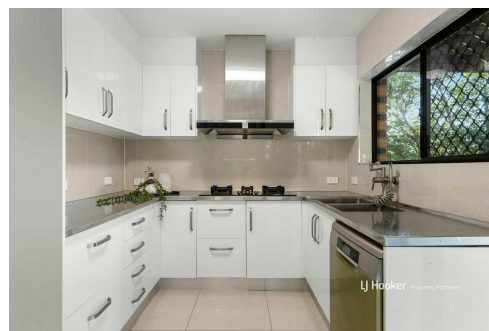
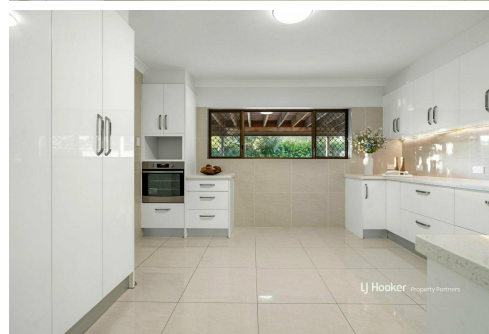
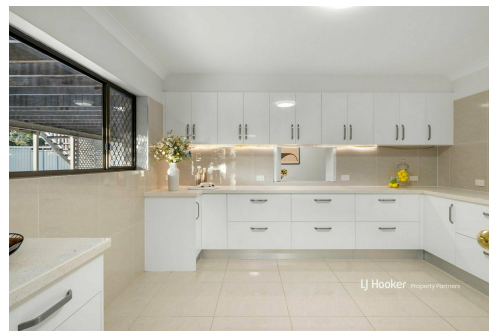
**Debbie Chow 0411 138 328**

Agent with Jackson Chow | [jacksonchowssa@ljhpp.com.au](mailto:jacksonchowssa@ljhpp.com.au)

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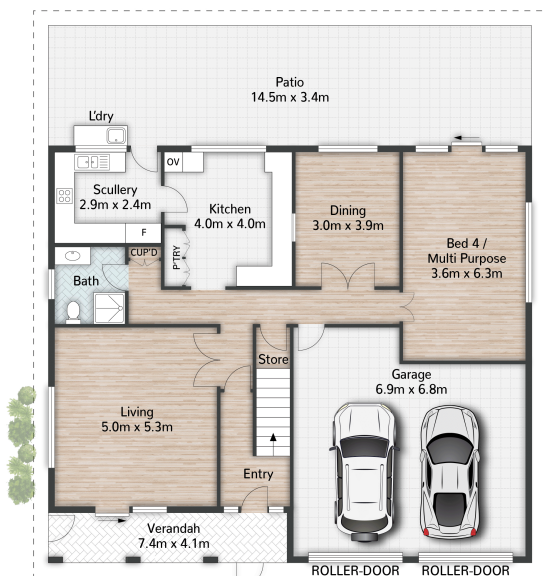
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Shed  
3.0m x 1.6m

(Not In Position)



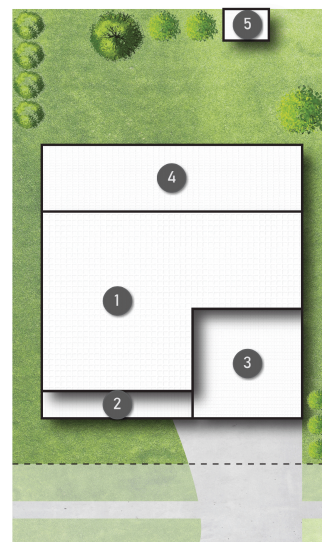
GROUND FLOOR



FIRST FLOOR

## LEGEND

- 1 RESIDENCE
- 2 VERANDAH
- 3 GARAGE
- 4 PATIO
- 5 SHED



Cadogan Street

2.5M CEILING HEIGHT ON BOTH FLOORS



24 Cadogan Street **CARINDALE**

4 | 2 | 2 | 294m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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