



Carseldine, 12 Kalara Court

Incredibly Spacious 5 Bedroom Brick Home, Premium Cul De Sac, Walk to Train

Set on a massive 909sqm block in one of the most tightly held pockets of Carseldine, this beautifully presented and incredibly solid, two storey, double brick home offers wonderful street appeal and the ultimate family friendly floorplan. The home has an elevated north/east facing aspect and is positioned to capture a wonderful suburban outlook (from both levels) and cool Moreton Bay Breezes.

The home offers a masterful mix of generously proportioned living and dining options for a large family, 5 sizeable bedrooms (plus a study space) and 3 well-appointed bathrooms. The practical floorplan provides space and separation, but a seamless flow between the living/meals area, kitchen and outside entertaining space. This is a home built properly by someone who understands the importance of structural sturdiness, architectural detail and a floorplan that suits modern large family living.



For Sale
For Sale Now

View
ljhooker.com.au/39DUF1R

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Families with children, those with pets and avid gardeners will appreciate the amazing backyard and established gardens. The high clearance double garage (with work shop) and side access for boat or trailer will appeal to buyers needing excellent vehicle accommodation.

The property's practical family friendly design, massive internal proportions and high standard of finishes are complemented by its coveted location which is set within one of Carseldine's most popular estates. The property is surrounded by quality homes and is just a 5-minute walk from Carseldine Train Station. There is a lovely leafy park just around the corner and some excellent local schools and childcare centres close by (Holy Spirit, St Flannan's, Taigum State School and Aspley State High School). The family friendly location is superb and within easy reach of the Brisbane CBD (14km), Gateway Motorway and Brisbane Airport. Queensland's largest Shopping Centre, 'Westfield Chermside', is just a short 10-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Features you will love, include:

- * Two storey double brick construction —well maintained inside and out with quality paintwork and flooring. Buyers can simply move in or rent the home out immediately.
- * Set in an elevated position at the end of cul de sac. The home has excellent street appeal and captures a wonderful suburban outlook from both levels.
- * A welcoming entrance provides a great 1st impression
- * The formal lounge/dining is a lovely space that includes a vaulted ceiling
- * An open plan living/meals area adjoins the kitchen and extends out to the covered alfresco entertaining area.
- * The impressive kitchen is the social hub of this home and offers an abundance of bench space, excellent storage (lots of drawers), quality appliances and a wonderful suburban outlook. This is a kitchen designed for someone who loves to cook and entertain.
- * A large covered alfresco entertaining area acts as another living space and overlooks the backyard and garden
- * An attractive wide hardwood staircase leads to the upper level
- * The family rooms upstairs provides space and separation in a busy family home. It includes a study space with built-in shelving.
- * 5 sizeable bedrooms upstairs. The luxurious master suite has big proportions, a dressing area and well-appointed ensuite.
- * 3 of the 5 bedrooms open out to a wide front balcony, which captures great suburban views and cool breezes
- * 3 very neat and tidy bathrooms. The family bathroom has just been renovated and has quality tiles, a bath, shower and separate toilet.
- * A high clearance, double remote lock-up garage with workshop and rear drive through roller door
- * Easy side access for a boat or trailer
- * The huge 909sqm block provides a backyard that families, avid gardeners and pets will love
- * Exceptional additional purpose-built storage within the home including under the staircase and in the roof void
- * So many superb extras including security screens, quality blinds and plantation shutters,



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solar system, NBN internet access (fiber to the premises), a laundry chute, garden shed, green house and 3 x water tanks

* A superb position within a tightly held pocket of Carseldine. The home is conveniently located within walking distance of Carseldine train station, express bus routes and Carseldine Farmers Markets.

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Circa 1988

Land Size: 909m2

Aspect: North/East

Rates: \$489.92per quarter

Rental Return: Approximately \$950 - \$1,050 per week

School Catchments: Taigum State School, Aspley State High School



More About this Property

Property ID	39DUF1R
Property Type	House
House Size	909 m2
Including	Ensuite Toilets (3) Stone bench top new stainless steel kitchen appliances pool

Daniel Waters 0412 847 849

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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

