



## Carseldine, 3 Sedgemoor Street

Incredibly Spacious Family Home —Move In Ready!

Perfectly set on Sedgemoor Street lined with contemporary homes, this fantastic two storey residence is the ultimate in family living. With multiple living areas, a practical layout and brilliant proportions, this home is awaiting a family or investor seeking the best in location, quality, functionality and style.

Designed for families, the home has four generous bedrooms upstairs with built-ins and a fifth bedroom or large office downstairs. Benefitting from a brilliant north-south aspect, natural light sweeps through the home and with multiple living and dining options, there is no shortage of space. A private outdoor entertaining area provides the ideal location to entertain friends and family at any time.

The home is immaculately presented and features brand-new high-quality carpet plus fresh neutral paintwork throughout, allowing you to move straight in or rent out immediately!



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/37QSF1R](https://ljhooker.com.au/37QSF1R)

**Contact**  
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**LJ Hooker Aspley | Chermide**  
**(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.

Located within a tightly held and contemporary enclave of Carseldine, the location is within 14km of the CBD, 10 minutes from Westfield Chermshire Shopping Centre and provides easy access to the Brisbane Airport. Bus transport is available within walking distance and the Carseldine train station and Carseldine Central Shopping Centre (Woolworth's) are both just a 5 minute drive from the home. Being a family friendly location, there are a variety of parks and excellent public and private schools within a convenient distance of the home.

#### Special Features Include:

- \* Two storey rendered brick and tile construction. The home is beautifully finished with high 2.7m ceilings downstairs, brand-new quality carpet and fresh paint inside.
- \* A selection of generously proportioned living & dining options for the family including informal family and meals area adjoining the kitchen, plus a huge open plan lounge/dining room. These living spaces present enviable lifestyle options for a growing family
- \* 5 generous bedrooms, including a very large master bedroom with a walk-in robe and ensuite.
- \* The fifth bedroom is located downstairs and is perfect for a guest bedroom or office
- \* 2 well-appointed bathrooms featuring Caesarstone vanities, plus a powder room downstairs
- \* A Caesar stone kitchen with gas cooktop, stainless steel appliances, floor to ceiling cupboards and plenty of bench space
- \* Exceptional under roof entertainment area flows out naturally from the family area and acts as another living space
- \* Family friendly and low maintenance 400sqm block, with established landscaping
- \* Double remote garage with internal access
- \* Other features include security screens, air-conditioning, mechanical ventilation and NBN (FTTP)

Make your move with confidence - this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning - to avoid your disappointment, act quickly.

For further information or to arrange your inspection, please contact JOSHUA WATERS.

## More About this Property

<b>Property ID</b>	37QSF1R
<b>Property Type</b>	House
<b>Land Area</b>	400 m <sup>2</sup>

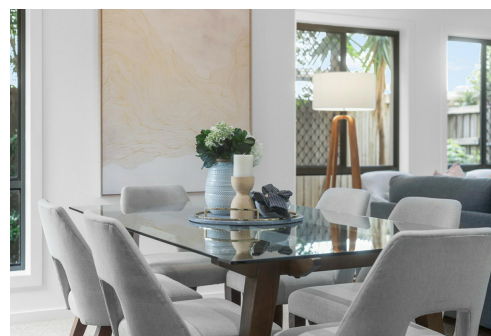
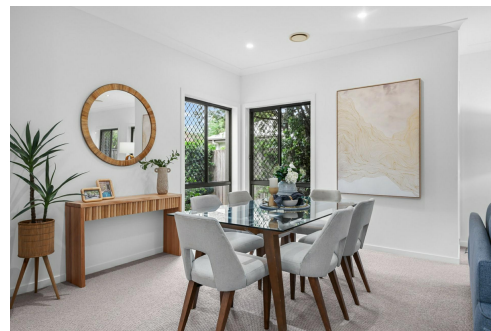
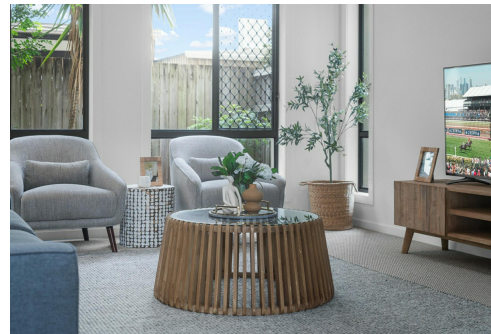
#### Joshua Waters 0417 800 991

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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**