



## Carseldine, 31 Nilkerie Street

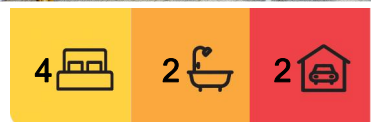
FIRST TIME SALE IN 39 YEARS !

Tucked away in a highly desirable pocket of Carseldine, this well kept low-set brick home is coming onto the market for the first time in more than thirty nine years. Boasting classic details that were the pinnacle of 1980's design, this home provides an endless amount of opportunity for investors, renovators, and young families alike.

As soon as you enter the home you are met with a spacious formal dining and lounge, along with an expansive kitchen that features an abundance of bench and storage space. Moving through the home you will find two additional living areas, one of which features detailed raked ceilings along with a full wet bar making the space an entertainers dream.

There are four bedrooms situated across one level, all of which feature built-ins and ceiling fans, with the primary featuring a large ensuite.

This home provides the perfect opportunity for those looking for a blank canvas, being perfectly livable as is while also allowing for value adding and minor renovations over the



**For Sale**  
OPEN TO OFFERS!

**View**  
[ljhooker.com.au/1CQ8F4N](http://ljhooker.com.au/1CQ8F4N)

**Contact**  
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**LJ Hooker Stafford**  
**(07) 3357 1888**

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years!

#### FEATURES:

- + Expansive dining and living area.
- + Well equipped kitchen with ample bench and storage space.
- + Large main living area with raked ceilings and a wet bar.
- + Spacious primary suite with built-ins and a sizable ensuite.
- + Large alfresco entertaining space to the rear of the home.
- + Ceiling fans throughout, with split-system A/C in the main living.
- + Brick construction keeping your home cool and warm during the summer and winter months.
- + Easy access to nearby public transport, along with Carseldine Station being minutes away.
- + An abundance of shopping venues and restaurants nearby.

A property that presents this much value will not last long! Call Dean and Harry today for the sales report and rental appraisal.

## More About this Property

<b>Property ID</b>	1CQ8F4N
<b>Property Type</b>	House
<b>Land Area</b>	676 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

#### Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

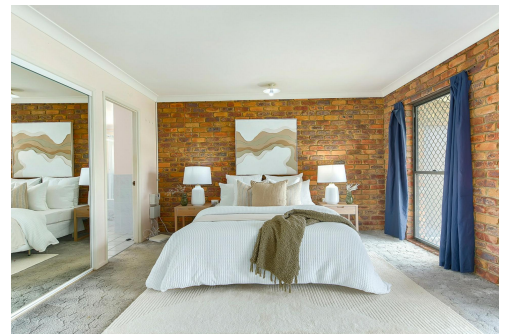
#### Harry Harris 0420 873 322

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**31 Nilkerie St,  
Carseldine**



**FLOOR AREA SIZES**  
 Internal 184m<sup>2</sup> | External 77m<sup>2</sup>  
 Garage 41m<sup>2</sup>  
**TOTAL 302m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixel.com.au