

## Carseldine, 47 Waterlily Circuit

### EFFORTLESS FAMILY LIVING IN A TRANQUIL SETTING

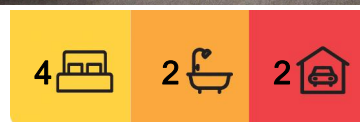
Positioned in a quiet, tightly held pocket of Carseldine, this spacious two-storey home offers effortless family living across a flowing floorplan, with multiple living zones, generous bedrooms, and a secure, level 500m2 block. Surrounded by quality homes and only metres from leafy parks and public transport, this address presents a lifestyle of comfort and convenience.

The home features a formal lounge and dining area at the front, complemented by an open-plan living and meals space at the rear - creating distinct yet connected zones for both relaxation and entertaining. At the centre of the home, the light-filled kitchen enjoys views to the garden and features gas cooking, a dishwasher, ample storage and a practical breakfast bar.

The spacious Stratco-covered alfresco area extends your living outdoors, providing the



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ideal space for family BBQs, relaxed entertaining or quiet afternoons in the sunshine - all framed by a fully fenced yard with room for children and pets to play.

The master bedroom is privately positioned and features a walk-in robe and generous ensuite with large shower. Three additional bedrooms each include built-in wardrobes and ceiling fans, while ducted air-conditioning ensures year-round comfort throughout the home.

A fifth room, located near the front of the home, offers valuable flexibility - ideal as a home office, guest bedroom or quiet study space. Complete with a ceiling fan, this room enhances the home's versatility to suit a range of family needs.

A double automatic garage with storage space and wide street frontage offers additional practicality, while low-maintenance landscaping ensures you'll have more time to enjoy the lifestyle this home offers.

#### Property Features:

- \* Formal lounge and dining room
- \* Open-plan meals and living area with a seamless connection to the outdoor entertaining zone
- \* Light-filled kitchen overlooking the backyard, complete with gas cooking, dishwasher, breakfast bar, and ample storage
- \* Spacious master bedroom with double sliding-door wardrobes and generous ensuite featuring an oversized shower
- \* Three additional bedrooms, each with built-in wardrobes and ceiling fans
- \* Additional fifth bedroom or study with ceiling fan - ideal for guests or working from home
- \* Main bathroom with separate bath and shower (not combined)
- \* Separate toilet next to main bathroom
- \* Internal laundry with direct outdoor access
- \* Ducted air-conditioning
- \* Oversized Stratco-covered alfresco entertaining area
- \* Double automatic garage with internal access and built-in storage options
- \* Fully fenced, level 500m2 block with wide street frontage
- \* Pedestrian side access - great for storing bikes, bins or gardening gear
- \* Security screens throughout for peace of mind

#### Location Highlights:

- \* 210m to local parks and sporting fields
- \* 650m to nearest bus stop
- \* 1.9km to Carseldine Central
- \* 2.3km to Bunnings and local retail outlets
- \* 3.1km to Carseldine Train Station
- \* 3.8km to Aspley State High School
- \* 7km to Westfield Chermside
- \* 17.6km to Brisbane CBD

Homes of this size and calibre in such a peaceful location are rarely offered. If you're seeking space, comfort, and a home you can simply move into and enjoy, 47 Waterlily Circuit is not to be missed.



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For more information or to arrange your inspection, contact Jason Wagner today.

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"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

<b>Property ID</b>	1TQXF1H
<b>Property Type</b>	House
<b>Land Area</b>	500 m2
<b>Including</b>	Ensuite Ducted Cooling Toilets (3) Dishwasher Built-in-Robes

**Jason Wagner 0457 704 071**

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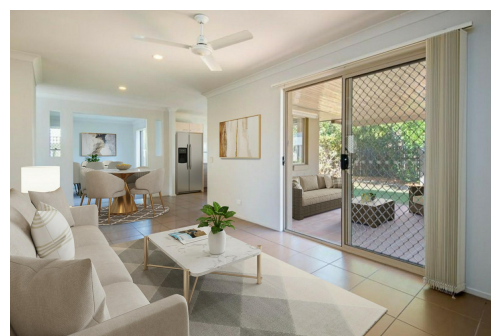
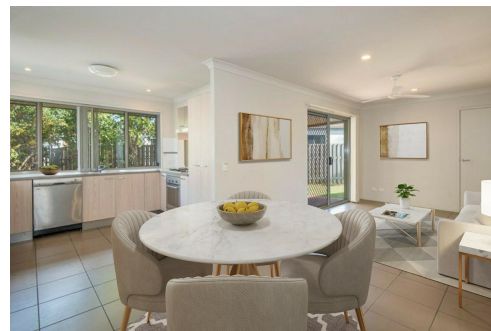
**Charly Wagner**

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