






8A McCallum Street, Carseldine

4  2  4 

Contemporary Lowset Home with Impressive Detached Shed & Side Access

FOR SALE

Under Offer By Daniel Waters

AGENTS

Daniel Waters
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dwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

Set on an expansive 747sqm north-facing block, this beautifully presented lowset brick home delivers a sophisticated blend of space, comfort, and contemporary style in one of Carseldine's most desirable pockets.

Thoughtfully designed for modern family living, the home offers 3—4 generously proportioned bedrooms (plus a study), complemented by two well-appointed bathrooms. A selection of living zones includes an expansive open-plan family and dining area, along with a separate lounge or media room - perfect for both relaxed living and refined entertaining.

At the heart of the home, the contemporary kitchen showcases quality appliances, ample storage, and an effortless connection to the main living areas. Seamlessly extending outdoors, a covered alfresco entertaining area overlooks the level backyard and low-maintenance gardens.

Enhancing the home's exceptional functionality is side access leading

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

to a substantial 4.5x8m detached shed, providing extra vehicle accommodation, workshop space, or additional storage, alongside a secure double garage.

Additional features include air-conditioning, ceiling fans, security screens, curtains/blinds, a water tank, and a garden shed - ensuring both comfort and convenience throughout.

The property's practical design is complemented by its coveted location which is set within one of Carseldine's most popular estates. The location is just 13km from the CBD, 10 minutes from Westfield Chermerside Shopping Centre and provides easy access to the Brisbane Airport and the Sunshine Coast. Rail/bus transport is available within a convenient distance and many of the large private schools have buses that collect children close by. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home.

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

Special Features include -

- An elevated, north-facing 747sqm block in an ultra-desirable pocket of Carseldine
- " Contemporary lowset brick home with a tile roof (owner occupied since new —1 owner)
- A spacious floorplan that incorporates a family/dining area and separate lounge or media room
- 4 spacious bedrooms, plus a study. The media room can act as a 4th bedroom, or the original 4th bedroom option is available at the rear of the garage (door and wardrobe already in place)
- A well-presented kitchen with plenty of bench space and storage. There is an electric cooktop, wall oven and dishwasher space.
- 2 neat and tidy bathrooms. The family bathroom includes a shower, bath and separate toilet
- Internal laundry
- The double lock-up garage can accommodate up to 3 vehicles
- A wide front driveway and side access leads to a detached 4.5x8m shed (powered)
- Additional extras include air-conditioning, security screens, blind/curtains, a garden shed and a water tank

Delay will ultimately mean disappointment if you don't act quickly on this outstanding opportunity! For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts:

Land Size: 747sqm

Year Built: Circa 2006 (1 owner since new —always owner occupied)

Aspect: North Facing

School Catchments: Aspley East State School, Aspley State High School

Quarterly Rates: \$535.95

Rental: \$850-900per week

MORE DETAILS

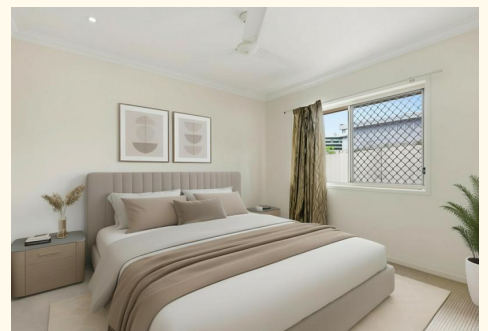
Property ID 3C05F1R
Property Type House
Land Area 747 m2
Including Study
Air Conditioning
Workshop
Built-in-Robes
Fully Fenced
Remote Garage
Water Tank
Liveability

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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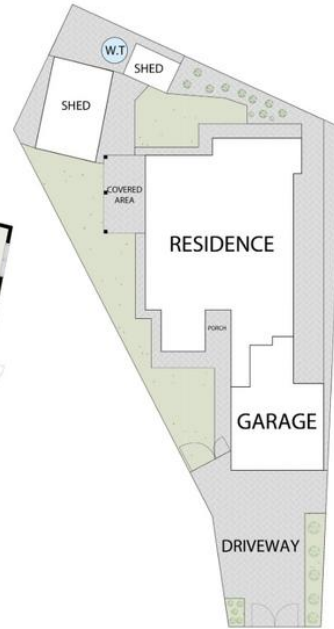
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(NOT IN POSITION)



8A McCallum St, Carseldine QLD 4034, Australia

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.