



## Carseldine, 29/45 Lacey Road

Spacious Townhome in Ultra-Convenient Location - Perfect First Home or Investment!

Positioned within the popular, well maintained and incredibly convenient complex, 'Carseldine Manors', this wonderful 3 bedroom townhome will appeal to both owner occupiers and investors alike. You will be immediately impressed by the many great features this home provides, including a very functional and free-flowing layout, light-filled indoor spaces, immaculate presentation and generous undercover patio space with adjoining low maintenance yard.

Although nestled within such an enviable and private position, your absolute convenience to all amenities is assured here. The property 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, Carseldine Central Shopping Centre (Woolworth's) and Bunnings (and adjoining retail shops) are all just a 5 minute drive from the home. Being a family-friendly location the



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/3A36F1R](http://ljhooker.com.au/3A36F1R)

**Contact**  
**Joshua Waters**  
0417 800 991  
[jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)



**LJ Hooker Aspley | Chermshire**  
**(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.

home is also within a short distance to the Carseldine Farmers Markets, extensive parklands and numerous quality primary and secondary schools are just around the corner.

Opportunities to purchase a quality townhome in a location as good as this rarely become available and never last long. Make sure you move quickly to avoid disappointment!

Things you will love include:

- A fantastic position within the complex - set back from the road and benefiting from a north/south aspect.
- The home is very well-presented, featuring fresh neutral paintwork, quality floor coverings and modern fixtures/fittings throughout.
- A spacious and open plan lounge and dining area which interacts perfectly with the rest of the home.
- Well-appointed contemporary kitchen with dishwasher, oven and electric cooktop, plus plenty of bench space and cabinetry.
- 3 generous bedrooms, each with a built-in robe. The master bedroom features a walk-in robe, ensuite and private north facing balcony - the perfect spot to enjoy a morning coffee or afternoon drink whilst taking in the elevated view.
- New air-conditioner to the living room and ceilings fans throughout, ensuring absolute comfort and liveability all year round.
- 2.5 bathrooms incorporating a main bathroom and ensuite to master bedroom, plus a downstairs toilet.
- Generous outdoor space including an undercover patio and adjoining low maintenance courtyard.
- Parking space for 2 cars, including a single garage with remote control door plus a driveway space in front of the garage.
- Internal laundry.
- Additional features include security screens, blinds, an abundance of storage (including under stairs) and NBN.
- Currently leased for \$620 per week to wonderful tenants that would love to stay.

For further information or to arrange your inspection, contact Joshua Waters on 0417 800 991.



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## More About this Property

<b>Property ID</b>	3A36F1R
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher

### Joshua Waters 0417 800 991

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Total Floor Area (Approx.) 219 SQM

The plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

29/45 Lacey Rd, Carseldine

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