



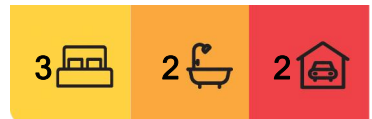
Carseldine, 5/31 Matthew Street

STYLISH, AFFORDABLE FREESTANDING LOW SET

This beautifully designed 9 year old freestanding low set house offers the perfect blend of affordability, comfort and convenience. With no shared walls and stress-free single-level living, this home is ideal for first-home buyers, retirees, or investors looking for a quality property in a prime location.

Features:

- *Spacious tiled open-plan living with split-system air conditioner, down lights and ceiling fan.
- *Contemporary kitchen stone benchtops, stainless steel gas cooktop, dishwasher
- *Master bedroom includes a walk-in robe, ensuite, air conditioning and fan
- *Two additional spacious-sized bedrooms with built-in wardrobes and ceiling fans.
- *Main bathroom is modern and complete with a separate bath and shower.
- *Thoughtfully designed updated functional laundry with additional storage.
- *Low-maintenance yard featuring artificial grass that replicates the lush look and soft



For Sale
OPEN TO OFFERS

View
ljhooker.com.au/1D0EF4N

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feel of natural turf without the maintenance all year round.

*Covered alfresco patio with ceiling fan and downlights, perfect for entertaining.

*Fully fenced, pet-friendly backyard

*Single remote lock-up garage with additional space driveway for extra parking.

Body Corp Annual Fees

Body Corporate Administrative Fund per annum: \$1,642.20

Body Corporate Sinking Fund per annum: \$418.20

Body Corporate Insurance per annum: \$525.98

Total Body Corp Fees Per Annum: \$2,586.38

Sinking Fund as of 31/3/24: \$115,902.38

Prime Location:

*Just 16.5 km to Brisbane CBD.

*1km to Carseldine Railway Station & Bus Exchange for easy commuting.

*5 minutes to Carseldine Central Shopping Centre & North Point TAFE.

*2.5km to Aspley Hypermarket and just under 6km to Westfield Chermide

*Easy access to the Airport, Gateway Motorway, Gympie Arterial Roads, and Airport Link.

*Schools Catchment: Aspley East State School & Aspley State High School.

This home truly has it all-modern style, space, and a fantastic location.

More About this Property

Property ID	1D0EF4N
Property Type	Townhouse
House Size	147 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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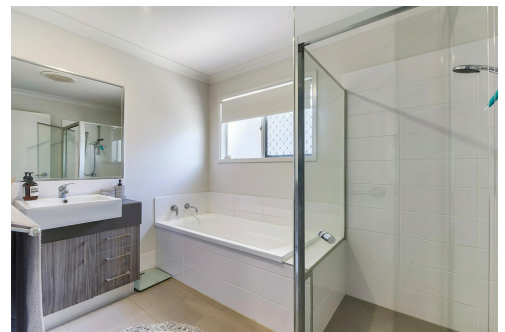
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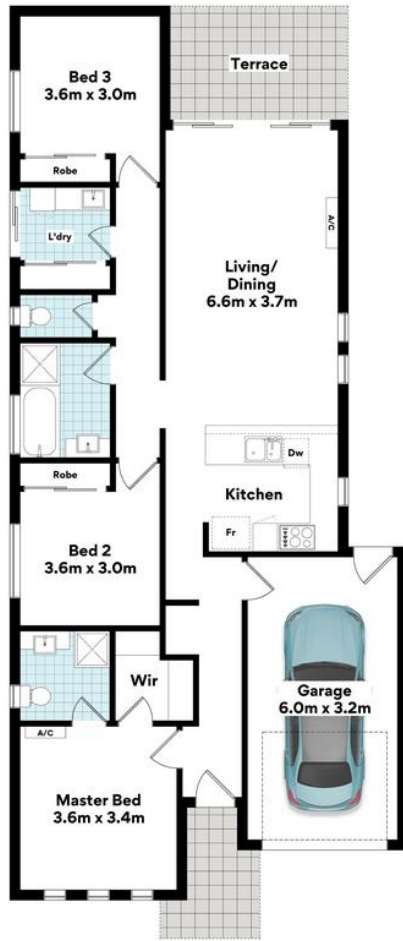
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**5/31 Matthew St,
Carseldine**



FLOOR AREA SIZES

Internal	109.1m ²
External	14.3m ²
Garage/Storage	22.3m ²
TOTAL	145.7m²

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 primapiex.com.au