



101/144 Dorville Road, Carseldine

## Immaculate Villa with Prime Corner Position

Representing exceptional value, and positioned in the heart of Carseldine, this low-maintenance villa will not be on the market for long.

With a premium end position within the complex benefiting from extra separation and adjoining car accommodation, the villa has a wonderful single-level floor plan, is incredibly well presented and features an exceptionally private and peaceful courtyard.

The location is very convenient with easy access to public transport (including Carseldine Train Station), local shops and parks.

The property is currently tenanted with a lease in place until October 2026.

### Special Features:

- The contemporary design incorporates brick and tile construction, quality fixtures and fittings, air-conditioning and ceiling fans and fresh neutral paintwork. The home is fully tiled throughout.
- The home has a prime position within the complex, being located on the end with additional separation from neighbours, having an

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**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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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**

adjoining private carport and with pathway access to Ray Street (perfect for easy access for visitors).

- An open plan living/dining area.
- An immaculate kitchen which interacts perfectly with the living/dining area. It has plenty of bench space and cabinetry and a modern oven and electric cooktop.
- The living/dining area flows out seamlessly to a spacious courtyard and undercover alfresco entertaining area and maintenance garden.
- 2 bedrooms, with the sizeable main bedroom featuring a built-in robe and a window overlooking the courtyard.
- A generous bathroom featuring a shower, toilet and vanity. It also doubles as an internal laundry!
- A single carport which directly adjoins the villa.
- Set within a very popular complex with a strong community feel, you will appreciate the many additional benefits on offer such as community activities!
- Positioned within the tightly held suburb of Carseldine, the location is within 14km of the Brisbane CBD, 10 minutes from Westfield Chermshire Shopping Centre, 5 minutes from both Carseldine Central Shopping Centre and Aspley Hypermarket and has easy access to the Brisbane Airport. Additionally, the home is just a 3 minute drive (or 14 minute walk) from Carseldine train station.

**ACT NOW TO AVOID DISAPPOINTMENT - THIS VILLA WILL BE SOLD!**

For further information or to arrange your inspection, please contact JOSHUA WATERS.

### **MORE DETAILS**

Property ID                    3BRPF1R  
Property Type                Villa

**Joshua Waters 0417 800 991**

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**101/144 Dorville Road**



**Internal 52 m<sup>2</sup> | External 49 m<sup>2</sup> | Total 101 m<sup>2</sup>**

*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*