



## Carseldine, 40/144 Dorville Road

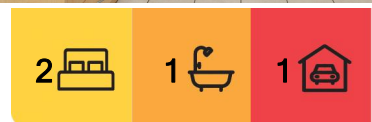
### IMMACULATE VILLA WITH DIRECT STREET ACCESS!

\*\*\* Property Access is via Ray Street \*\*\*

Representing exceptional value, and positioned in the heart of Carseldine, this immaculate villa will appeal to a wide range of buyers including owner occupiers seeking a low maintenance single level home or an investor looking for an affordable property with a fantastic rental return.

With a premium and rare position on the outside of the complex with direct frontage and access to Ray Street, 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.



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/39M0F1R](http://ljhooker.com.au/39M0F1R)

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



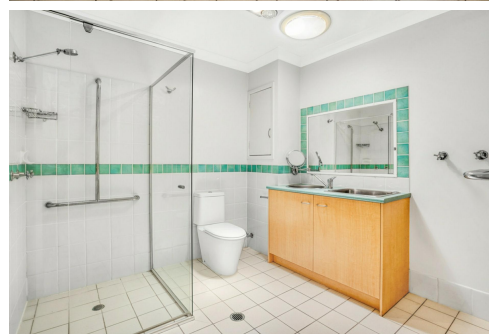
**LJ Hooker Aspley | Cherside**  
**(07) 3263 6022**

**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.

The villa is currently vacant and ready to move into or rent out immediately!

**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 the unique benefit of having direct street frontage to Ray Street, meaning easy access for you and your visitors, without the feel of being in a large complex.
- \* 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 alfresco entertaining area with low maintenance gardens.
- \* 2 sizeable bedrooms with built-in robes.
- \* A good-sized bathroom featuring an easy access shower, toilet and vanity. It also doubles as an internal laundry!
- \* A single carport.
- \* 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 About this Property

<b>Property ID</b>	39M0F1R
<b>Property Type</b>	Villa
<b>Including</b>	Air Conditioning

**Joshua Waters 0417 800 991**  
Business Owner, Sales Consultant and Registered Valuer |  
jwaters@ljhooker.com.au

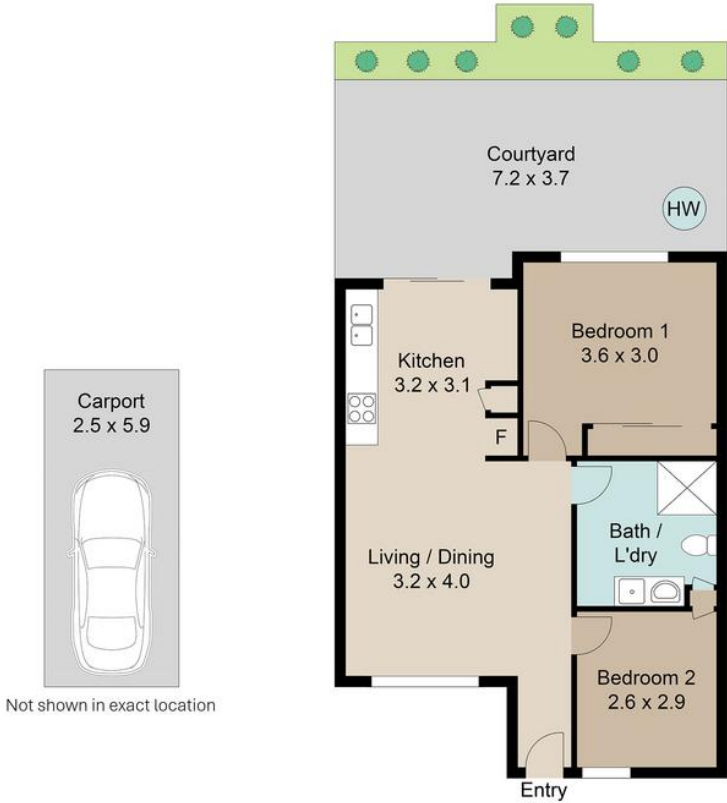
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Internal 58 m<sup>2</sup> | External 40 m<sup>2</sup> | Total 98 m<sup>2</sup>

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.