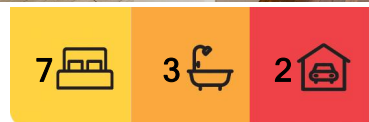


## Chelmer, 45 Honour Avenue

### Family Home with Room to Move & Options to Grow

A rare opportunity in one of Chelmer's most connected pockets, this substantial family home offers seven genuine bedrooms, three bathrooms, multiple living zones, and a layout that suits modern multi-generational living, blended families, or even working from home. Positioned for lifestyle and convenience, it's walking distance to transport, parks, and within easy reach of Indooroopilly Shopping Centre and some of Brisbane's most sought-after schools. Add in the flexibility, character and scale on offer-and it's a home that stands well apart from anything else currently available.

The lower level includes a handy kitchenette-perfect for extended family, older children still living at home, or visiting parents. There's also direct external access to the largest of the downstairs bedrooms, making it a fantastic option for those running a business from home. Whether you're a psychologist, physiotherapist, or creative professional, the setup provides privacy, separation, and flexibility to suit your needs.



**For Sale**

Price Guide: \$1,900,000 to \$2,000,000

**View**

By Appointment

**Contact**

**Scott Gemmell**

0477 883 388

[sgemmell@ljhpropertycentre.com.au](mailto:sgemmell@ljhpropertycentre.com.au)



**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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 features include but are certainly not limited to:

- \*Queenslander charm with soaring ceilings, VJ walls, French doors, and timber floors
- \*Bright, airy, open-plan living area with air-conditioning, perfect for everyday comfort
- \*Large kitchen, with granite tops, significant cabinetry, bench space & walk-in pantry
- \*Appliances include oversized gas cooktop, wall ovens & a feature canopy rangehood
- \*Spacious master bedroom features a walk-in robe & a well-appointed private ensuite
- \*Lower level offers a second living area, bathroom, & kitchenette ready for expansion
- \*Versatile layout ideal for large or extended families, or those working from home
- \*Fully fenced, level front yard with access from the lower living area and covered patio
- \*In-ground swimming pool, perfect for entertaining or relaxing during warmer months
- \*Solar electricity with a 5kw inverter and the capacity to add a battery for storage
- \*Practical lower-level laundry with easy outdoor access and ample internal storage

Set on an elevated block in one of Chelmer's most established precincts, this is a substantial home with genuine presence, character, and space-offering a rare opportunity to secure flexible family living in a tightly held location.

Chelmer is a leafy Brisbane suburb known for its prestigious homes and strong sense of community. It offers easy access to a variety of public and highly regarded private schools- including St Peters Lutheran College, Brisbane Boys' College, Ambrose Treacy College, Brigidine College, and St Aidan's Anglican Girls' School-all of which are located along the train line. It is also home to Milpera State School, a secondary school focused on English language education for immigrants.

All assistance will be provided regarding value in the current marketplace, with all reasonable offers to be presented and considered.

\*\*\*\*\*

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their enquiries.

Note: This property is being sold by Expressions of Interest, and a nominated price has not been provided online. The website may have filtered the property into a price bracket for website functionality purposes only. However, assistance will be given regarding an anticipated value.



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## More About this Property

<b>Property ID</b>	BT7JF2S
<b>Property Type</b>	House
<b>Including</b>	Study Air Conditioning Balcony Dishwasher Built-in-Robes Fully Fenced Liveability

**Scott Gemmell 0477 883 388**

Independent Contractor - Gemmell Property Group Pty Ltd |  
sgemmell@ljhpropertycentre.com.au

**LJ Hooker Property Centre (07) 3286 2500**

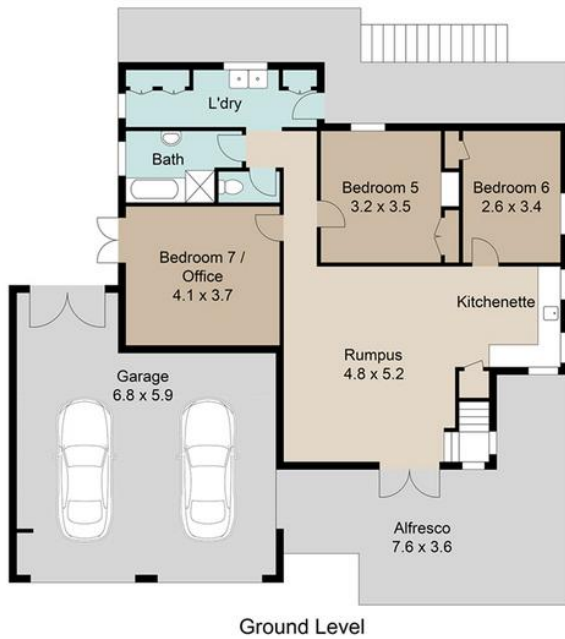
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## 45 Honour Avenue



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.