



291 Hamilton Road, Chermside

Super Spacious Postwar - Prime Chermside Position with Exceptional Potential

Positioned on a generous 647sqm block with a desirable north-facing aspect, this solid post-war residence presents an outstanding opportunity for first-home buyers, savvy investors, or those looking to build their dream home in the sought-after Chermside market.

The home features three well-proportioned bedrooms, a spacious living and dining area, a neat and functional kitchen, and a family bathroom. A detached garage with adjoining carport adds further practicality. Character details such as high ceilings, ornate cornices, rich hardwood floors, and generous interior proportions enhance its charm and livability.

Currently tenanted at \$660 per week, this property offers immediate rental income. With some thoughtful updates, buyers can unlock significant rental and capital growth potential. The Seller is happy to do a longer settlement to align with the lease expiry in September 2026 if desired.

Location is a standout feature-just 9km from the Brisbane CBD and

3 1 2

FOR SALE

Offers over \$980,000

AGENTS

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AGENCY

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only minutes from the vibrant Westfield Chermside precinct, offering shopping, dining, and entertainment. Major healthcare facilities including The Prince Charles Hospital and St Vincent's Private Hospital Northside are within a 10-minute drive, while the Brisbane Airport is easily accessible.

Public transport options are convenient, with bus services nearby and Nundah railway station just a short drive away. Families will appreciate the abundance of nearby parks and inclusion within the Wavell Heights State School and Wavell State High School catchments.

If position, potential, and long-term growth are high on your priority list, this is a rare chance to secure an affordable foothold in one of Brisbane's high-growth corridors.

For further information or to arrange a private inspection, please contact Daniel Waters.

MORE DETAILS

Property ID	3C3CF1R
Property Type	House
Land Area	647 m2
Including	Air Conditioning
	Deck
	Floorboards
	Built-in-Robes

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Business Owner, Sales Consultant and Registered Valuer |
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.