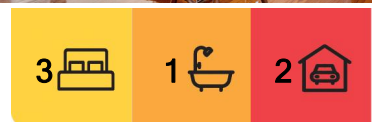


Chermside, 292 Hamilton Road

Immaculate Home with Plenty of Charm —653m2 Block & Ultra Convenient Location

Set on a sizeable 653m2 north facing block in an incredibly convenient location within walking distance to everything you could need, this immaculate post war home provides a wonderful opportunity for a broad range of buyers including owner occupiers, investors or those seeking a home business opportunity.

The home has been very well maintained by long term owners and presents to a very high standard, ensuring you can simply move in or rent out immediately. Buyers will love the spacious proportions throughout and charming features including freshly polished hardwood floors, high ceilings, ornate cornicing and large windows capturing an abundance of natural light. Benefitting from side access, the flat backyard offers plenty of room for kids and pets to run around, whilst also featuring a large shed and potential for additional off-street parking or a pool!



For Sale
Under Contract

View
ljhooker.com.au/38W6F1R

Contact
Joshua Waters
0417 800 991
jwaters@ljhooker.com.au



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.

LJ Hooker Aspley | Chermside
(07) 3263 6022

You will be impressed by the exceptional convenience of this inner north location, being within 9km of the CBD and just 2 minutes from the Westfield Chermside shopping, cinema and restaurant precinct. There are shops and cafes just across the road and both Prince Charles and St Vincent Hospitals are within a 5-minute drive. There is a bus stop within 70 metres of the home, as well as the Chermside bus interchange located further down the road. Northgate train station is also within a 7-minute drive. Being a family friendly area, the location has plenty of parks close by and is within the Wavell Heights Primary and Secondary School catchments.

Special Features Include:

- * Very well maintained and immaculately presented post-war weatherboard home.
- * Charming features including freshly polished hardwood floors, weatherboard exterior, high ceilings, large windows and ornate cornicing.
- * Spacious lounge and dining area.
- * 3 generous and light filled bedrooms.
- * Large multipurpose room. This room is just under legal height but is an incredibly functional space which could easily be used as a fourth bedroom, home office or kids playroom.
- * A charming kitchen featuring a mix of modern and restored original cabinetry, gas cooktop and oven, plus plenty of bench space.
- * A contemporary family bathroom with a separate toilet.
- * North facing sunroom which creates a wonderfully spacious entry to the home.
- * Large internal laundry
- * Detached tandem garage/shed with drive through access to the backyard.
- * Large fully fenced block which benefits from side access and a flat backyard offering plenty of space and potential!
- * Currently vacant and ready to move into!

Quite simply, this is a superb opportunity to purchase a property packed with options and potential in the heart of Chermside. Make your move with confidence now!

For further information or to arrange your inspection, please contact Joshua Waters.

More About this Property

Property ID	38W6F1R
Property Type	House
Land Area	653 m ²

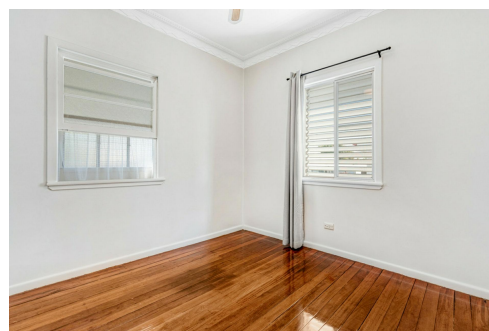
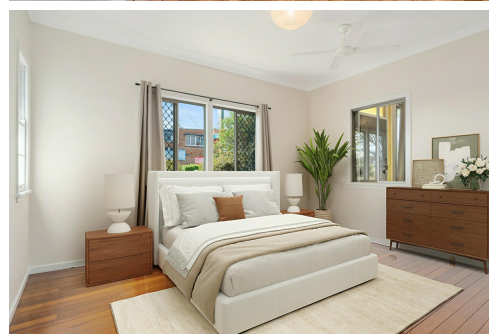
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Internal 126 m² | External 28 m² | Total 154 m²

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.