

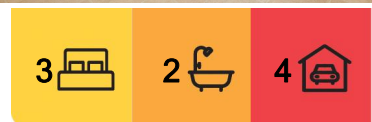


Chermside, 34 Kilburn Street

Original Lowset Brick on Big Big Big 747sqm Block – Invest, Renovate or Rebuild

Perfectly positioned at the end of a cul de sac, in an ultra-convenient pocket of Chermside, this spacious lowset brick home provides a fantastic opportunity for those seeking an entry level home or renovation project on a large (and very level) 747sqm block of land.

The home is in a serviceable condition but would be best suited to buyers wanting to add value immediately through refurbishment or potentially those looking for a new house block. Investors could flip this home quickly to either resell or retain as a high yield investment. The home is being sold 'as is' with all remaining items inside included in the sale.



For Sale

For Sale Now

View

ljhooker.com.au/36HMFIR

Contact

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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.

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The home includes 3 sizeable bedrooms (2 with plantation shutters), a lounge, dining, office, serviceable kitchen and 2 neat and tidy bathrooms (including an ensuite). There is a large double garage with a huge storeroom and detached double carport ideal for buyers with a boat, caravan or extra vehicles. There is a large backyard and plenty of separation between neighbours. There is plenty of scope and internal space to modernize the floorplan with a little imagination. The upgraded Daiken ducted air-conditioning throughout is a great additional feature as we enter the warmer months.

The home occupies an elevated position and has a desirable north/south aspect. It is within a convenient distance of some excellent local schools (Craigslea State School and Craigslea State High School), express bus transport and Chermshire Market Place (within a 3-minute walk). The family friendly location is superb and within easy reach of the Brisbane CBD (10km), Gateway Motorway and Brisbane Airport. Queensland's largest Shopping Centre, 'Westfield Chermshire', is just a short 5-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Circa 1980's

Land Size: 747sqm

Aspect: North/South

Council Rates: \$461/Qtr approx.

Rental Return: Appraised at \$500-550 per week approx.

School Catchments: Craigslea State School, Craigslea State High School

More About this Property

Property ID 36HMFIR

Property Type House

Daniel Waters

Principal, Registered Valuer and Sales Consultant |
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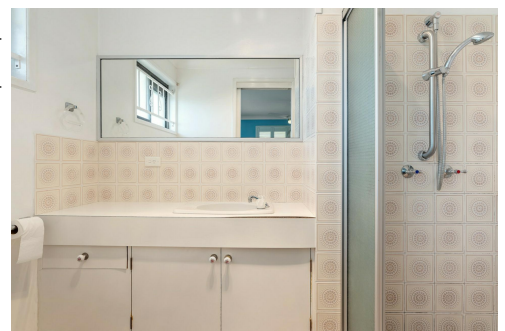
Jacob Ball

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Internal 175 m² | External 76 m² | Total 251 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.