



## Chermside, 9 Ronmack Street

MAGIC Home or Investment Opportunity in Premium Location!

Perfectly positioned in one of Chermside's most tightly held and convenient locations, within walking distance to parks, schools, hospitals, shops and express bus stop, this beautifully renovated home will immediately impress you with its presentation AND location. The current owners have meticulously maintained and renovated the home into the most comfortable and delightful home that you will immediately fall in love with!

Make no mistake, this an exquisite home that is a premium buying opportunity for both fastidious home buyers or astute investors. Be prepared to act quickly here...

Positioned on a whisper quiet inside street in one of Chermside's most desirable pockets, the home is within a close proximity of some excellent local schools (primary and secondary), Chermside Markets precinct (Woolworths) and a short, safe stroll to the city express bus. The family friendly location is superb and within easy reach of the Brisbane

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**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/3944F1R](http://ljhooker.com.au/3944F1R)

**Contact**  
**Amanda Waters**  
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**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

CBD (12km), and just moments to Prince Charles and St. Vincent's Hospitals and the incredible Westfield Chermshire shopping, dining and entertainment precinct.

The home has been extensively renovated and offers rich hardwood timber floors, a lovely fresh neutral paint palette, the most stunning fully renovated and brilliantly appointed stone kitchen, and two designer bathrooms. A beautiful rear deck extends out through multiple doors from the kitchen, dining and bedroom, and is the perfect place for enjoying a quiet twilight drink or hosting large gatherings of friends and family for celebrations. The 607m<sup>2</sup> block is fully fenced and provides the most incredible outdoor oasis to enjoy, whether you are a garden lover or a young family seeking space to relax and escape within.

Whilst renovated extensively, the home maintains many of its original character features including high ceilings, stunning hardwood flooring, and beautifully large windows and French doors to let the light and breezes in.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

#### Special Features Include:

- \* Meticulous presentation with no work required —move straight in or rent straight out
- \* Fully fenced and brilliantly private 607m<sup>2</sup> block in a peaceful yet ultra convenient position
- \* Generous living and dining areas that flow perfectly to the kitchen, and connect seamlessly to the sensational rear deck and alfresco area
- \* There is also a delightful front veranda that offers a 2nd space to sit and relax outdoors
- \* The exceptional new stone kitchen has absolute "wow factor" and offers the most amazing space to cook for your family and to entertain friends. There is an abundance of storage and great connectivity to both the indoor and outdoor areas!
- \* 3 sizeable bedrooms (all feature quality new built in wardrobes)
- \* Two beautiful freshly renovated bathrooms with quality fittings and designer style
- \* A brilliant 9 x 4m powered and insulated shed offers securing off street parking/storage, as well as brilliant additional space for dual occupancy or home business if desired!
- \* Perfectly appointed with air conditioning, ceiling fans, Crimsafe security doors, and quality window dressings throughout ensuring this home offers immediate comfort and livability for both home owners or tenants
- \* Plenty of additional off street parking for multiple vehicles, boat or trailer!
- \* Wonderful quiet street, yet walking distance to all important amenities —no car needed!
- \* Outstanding rental potential

Make your move here with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is a magical opportunity for both home owners and investors —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact AMANDA WATERS

#### QUICK FACTS:

Land size: 607m<sup>2</sup>

School catchments: Craigslea State Primary School & Craigslea State High School

BCC rates: approx.. \$450 per quarter



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## More About this Property

Property ID	3944F1R
Property Type	House
Land Area	607 m <sup>2</sup>
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining

**Amanda Waters 0402 109 955**

Principal and Licensed Real Estate Agent | [awaters@ljhooker.com.au](mailto:awaters@ljhooker.com.au)

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

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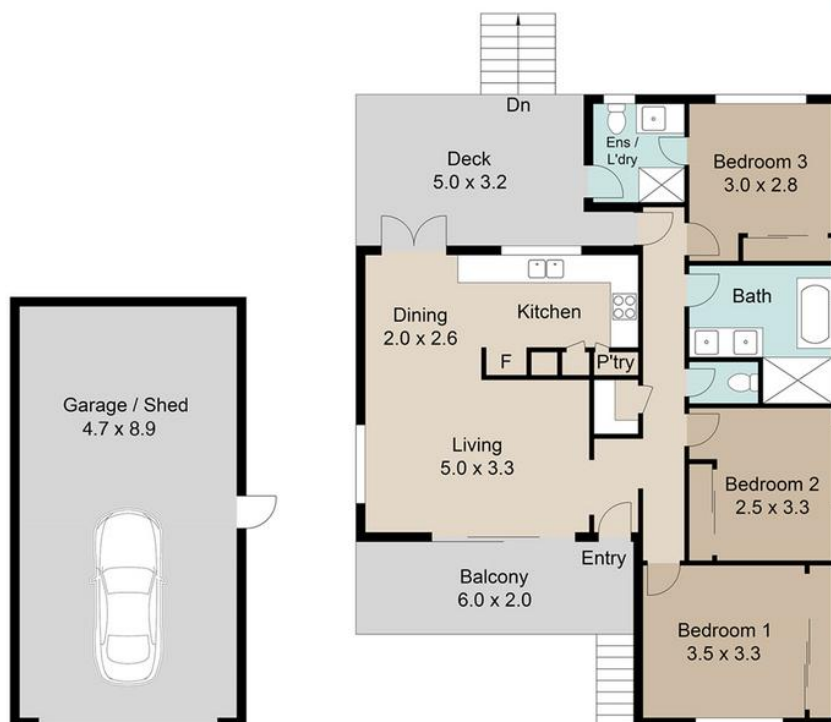
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**Internal 93 m<sup>2</sup> | External 71 m<sup>2</sup> | Total 164 m<sup>2</sup>**

*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.*