



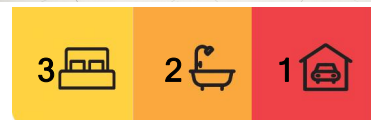
Chermside, 8/40 Ballantine Street

Spacious 3 Bedroom Unit - Private Courtyard + Direct Street Access + Walk to Everything!!

Positioned within a boutique complex of only 9 known as 'The Terraces on Ballantine', this modern unit offers a fantastic lifestyle opportunity in an unbeatable location! Beautifully presented with not a cent to spend, there is so much to LOVE here!

The home has the unique benefit of direct street access via an exclusive use courtyard. Overlooking the courtyard is an enormous covered entertaining area - the perfect place to entertain with family and friends or enjoy the morning sunshine!

Once inside, you will be immediately impressed by the immaculate presentation (brand new paint & carpet) and exceptional layout this property offers - ALL ON ONE LEVEL! Providing spacious internal proportions, high quality finishes and flexible living options, this fantastic home offers something for everyone.



For Sale
For Sale Now

View
By Appointment

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



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(07) 3263 6022

The location is unbeatable, being just 9km from the CBD and within one of Brisbane's strongest Hot Spots. Queensland's largest Shopping Centre, "Westfield Chermside", is within 500m walking distance, providing the ultimate retail, restaurant and cinema experience. Catching public transport doesn't get any easier with a bus interchange at Westfield Chermside offering multiple express bus services to the CBD as well as surrounding areas. Kedron Wavell Services Club, Chermside Library, Chermside Pool and extensive parklands (including bike/walking paths, playgrounds and picnic facilities), are also just a short stroll away. The location also benefits from easy and direct access to major transport options - being just a short drive from the Tunnel Network, Brisbane Airport, Gateway Motorway and Bruce Highway.

Things you will love:

- * A private and very secure position within a boutique complex.
- * The home has immaculate presentation throughout - brand new paint, carpet and LED lighting, quality fixtures and fittings, air-conditioning to every room, plantation shutters and Crimsafe security screens.
- * The modern kitchen offers caesarstone benchtops, a large island bench/breakfast bar, stainless steel appliances, electric cooktop and an abundance of storage.
- * A spacious and open plan lounge/dining space.
- * An enormous covered patio area overlooks the private courtyard and acts as another living space - perfect for entertaining or relaxing with family and friends.
- * 3 generous bedrooms - all with air-conditioning!
- * The master bedroom features a walk-in robe and ensuite (featuring shower, toilet & caesarstone vanity).
- * Spotless main bathroom with caesarstone vanity, shower/bath and toilet.
- * Internal laundry.
- * Single remote lock up garage.

Be prepared to be impressed by this brilliant property. Incredibly convenient, extremely well presented and inviting and super spacious, it presents a fantastic home or investment opportunity!

For further information or to arrange your inspection contact JOSHUA WATERS.

More About this Property

Property ID	3AHEF1R
Property Type	Townhouse
Including	Air Conditioning Courtyard Balcony Dishwasher Secure Parking

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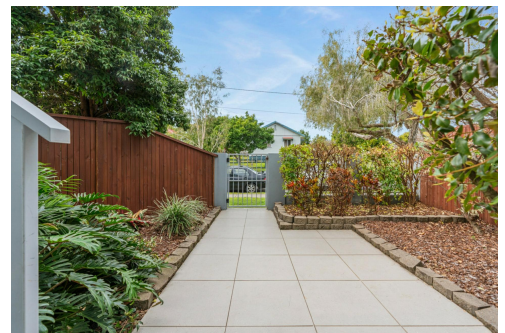
Business Owner, Sales Consultant and Registered Valuer |
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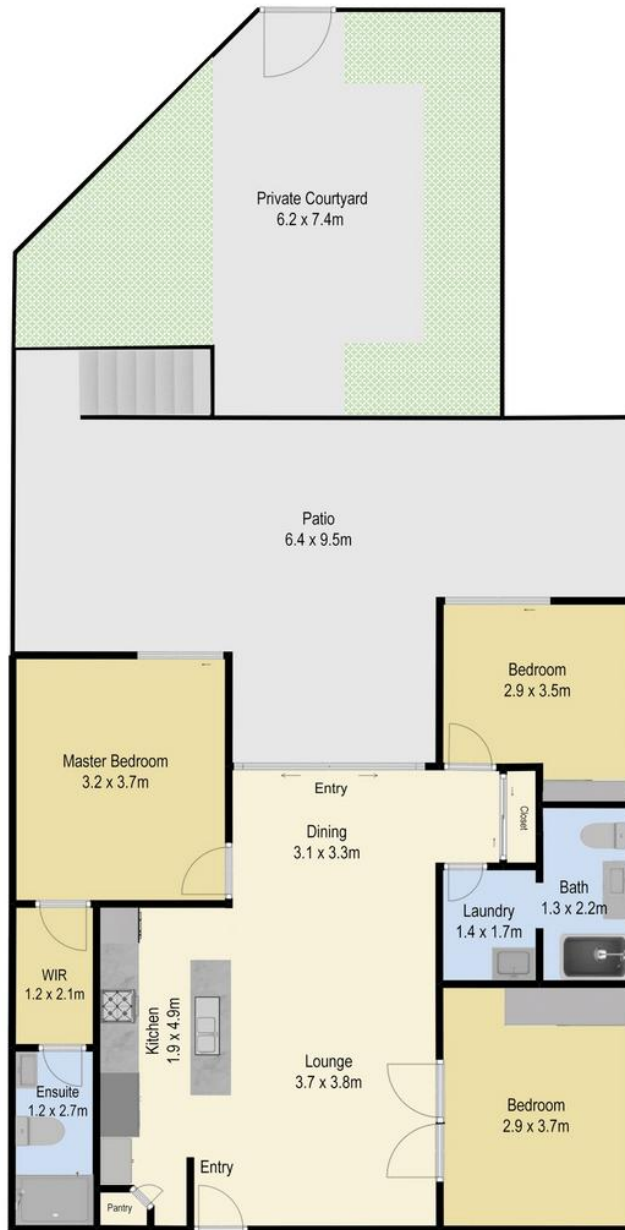
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Whilst every attempt has been made to ensure accuracy,
Floorplans are representative & should be used as a guide only.

