

## Chermside, 2/69 Ethel Street

Beautiful & Spacious Townhome in Ultra Convenient Location —Ready to Move In!

This superb Chermside townhome will capture your heart as soon as you see it! Nestled within a modern and boutique complex of only 3, this beautifully presented home offers an amazing lifestyle or investment opportunity for one lucky buyer who is searching for something extra special.

The home features an incredibly spacious and functional floorplan, immaculate presentation (including brand new carpet), modern fixtures and fittings, a low maintenance and highly appealing outdoor space and a wonderfully private and peaceful position within the complex with just one adjoining neighbour.

The home is vacant and ready to move into or rent out straight away without a cent to spend.

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2

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/387AF1R](https://ljhooker.com.au/387AF1R)

**Contact**  
**Joshua Waters**  
0417 800 991  
[jwaters@ljhooker.com.au](mailto: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**

The coveted location is very quiet, yet only a 15 minute walk to Westfield Chermshire which includes a huge range of shops, restaurants and cinemas. In addition to the major bus interchange at Westfield, numerous bus stops are only a short stroll away. It's an easy 10min walk to Prince Charles and St Vincent Hospitals - perfect for hospital employees and investors! Kedron Wavell Services Club, Chermshire Library, Chermshire Aquatic Centre, shops, gyms and multiple primary and secondary schools are just moments away in addition to parks and green spaces. The location also benefits from easy access to the Tunnel Network, Brisbane Airport, Gateway Motorway and Bruce Highway.

Things you will love:

- \* A fantastic position at the back of the small complex with only 1 adjoining wall with neighbours.
- \* The property has only had one owner since it was built and has been maintained to a high standard
- \* Incredibly well presented and ready for you to simply move in and enjoy. The home features quality fixtures and fittings throughout including quality floor tiles downstairs and brand-new carpet upstairs.
- \* The generous lounge/living area will draw you in as soon as you enter the home.
- \* A stylish kitchen offers quality appliances (stainless steel dishwasher & oven and electric cooktop), tiled splashback, double sink and plenty of bench space and storage.
- \* The tiled dining area is positioned next to the kitchen and offers fantastic separation from the lounge area. This space is quite large and can also easily accommodate a study/home office, sitting area or a kids play zone.
- \* A wonderfully private and peaceful patio space flows perfectly from the back of the home and features an eye-catching high roofline and plenty of room for either an outdoor lounge or dining. This space adjoins a low maintenance courtyard with beautiful greenery.
- \* 3 spacious bedrooms, each with a built-in robe
- \* 2.5 bathrooms including a main bathroom featuring a shower over bathtub, ensuite to master bedroom, plus an additional powder room downstairs.
- \* Cool all year round with air-conditioning to all 3 bedrooms and downstairs.
- \* A single car garage (with remote control) with direct internal access.
- \* Additional features include fantastic storage (including under stairs), security screens, NBN and instantaneous gas hot water system.

Opportunities to secure a beautiful townhome such as this are incredibly rare and never last long, so make sure you act quickly to avoid disappointment!

For further information or to arrange your inspection, contact Joshua Waters on 0417 800 991.



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## More About this Property

<b>Property ID</b>	387AF1R
<b>Property Type</b>	Townhouse
<b>House Size</b>	143 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher

**Joshua Waters 0417 800 991**

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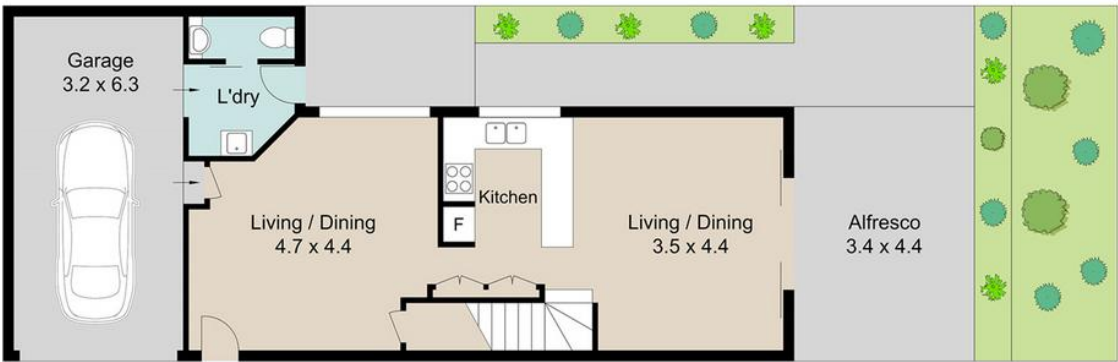
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2/69 Ethel Street



Upper Level



Entry

Ground Level

Internal 127 m<sup>2</sup> | External 16 m<sup>2</sup> | Total 143 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.