



Chermside, 7/17-23 Kidston Terrace

Spacious Townhouse with Direct Street Frontage –
Walk to Everything

Discover the secret of popular Chermside living! When it comes to lifestyle, location and great internal proportions, this townhouse will be the best you have seen. Positioned within a small complex and offering direct street frontage, this property presents an unbeatable opportunity for the fastidious home buyer or wise investor who values exceptional convenience to Westfield Chermside Shopping Centre, Prince Charles/St Vincent Hospitals and public transport.

The townhome offers a desirable north/south aspect, and courtyard and garden areas on the front, rear and side, making it ideal for buyers who enjoy gardening or outdoor living. The internal layout has excellent proportions and provides a sizeable living/dining area, a well-appointed light filled kitchen and 3 spacious

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For Sale

FOR SALE NOW

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ljhooker.com.au/377FFIR

Contact

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bedrooms, including a master suite with walk-in robe and ensuite.

You will be impressed from the moment you step inside and delay will ultimately mean disappointment if you don't act quickly. There's so much to love here...

Features include:

*Positioned within short walking distance of the Westfield Chermshire Shopping Centre precinct and the Prince Charles and St Vincent Hospitals. Kidston Terrace is a quiet street with a lovely family friendly park just 40 metres away.

*A small, low maintenance, low fuss complex

*The townhome has direct street frontage and a north/south facing aspect

*Front, rear and side courtyard and garden spaces will appeal to buyers who love gardening or outdoor living

*Delightful open plan design which promotes a lovely sense of spaciousness

*A generous air-conditioned living/dining area extends out to the front and back courtyards and garden. There is plenty of space for children, pets and avid gardeners.

*A well-appointed kitchen overlooks the rear courtyard and offers an abundance of bench space and storage. It includes an electric cook top and oven.

*3 spacious bedrooms upstairs

*Master suite features air-conditioning, a walk-in robe and ensuite

*2.5 bathrooms incorporating an ensuite, main bathroom, plus a powder room downstairs

*Single lock up garage with driveway parking space in front, accessed from Kidston Terrace

Offering premium convenience to all Northside amenities including excellent public transport options, you will appreciate all the extras that this beautiful opportunity offers you at the right price. An inspection is guaranteed to impress & entice - be the first to avoid disappointment! For further information or to arrange your inspection, please contact Daniel Waters.

Quick Facts

Year Built: Circa 2001

Townhouses in complex: 9 townhomes

Aspect: North/South; Positioned at the end of the complex with direct street frontage

Council Rates: Approx. \$485.15 per quarter

Body Corporate Fees: Approx. \$885 per quarter

Sinking Fund Balance: Approx. \$93,665 (As at November 2023)

Market Rent: Appraised at \$600-\$625 per week

Air-conditioning: Yes, in the living/dining area and master bedroom

School Catchments: Wavell Heights State School, Craigslea State High School



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More About this Property

Property ID	377FFIR
Property Type	Townhouse
Land Area	117 m ²

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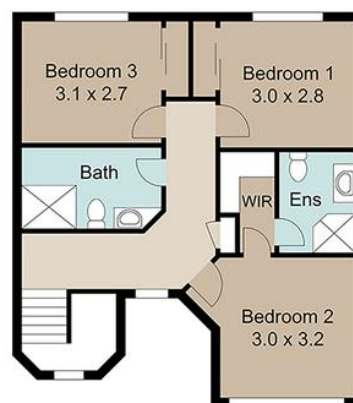
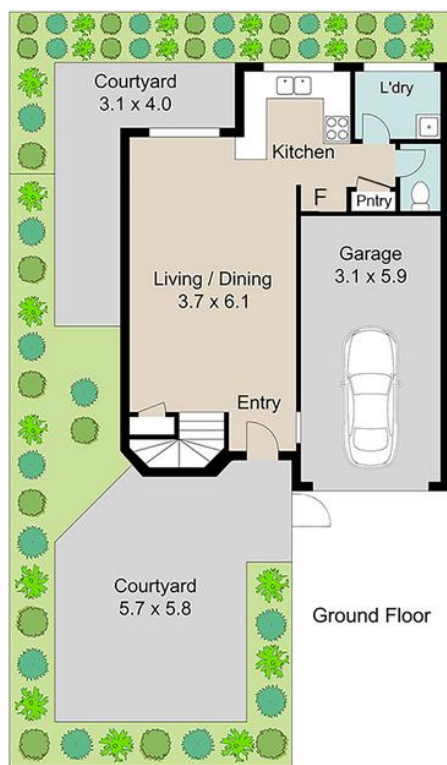
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7/17 Kidston Terrace



Internal 95 m² | External 55 m² | Total 150 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.