



101/39 Thomas Street, Chermside

## Premium Apartment with Expansive 58m2 Terrace in Highly Convenient Chermside Location

Positioned within the popular Evolve Apartments, this premium two-bedroom apartment offers an exceptional opportunity for buyers seeking something extra special. Significantly larger than the average apartment, it boasts an impressive 165m<sup>2</sup> of space and has been thoughtfully designed to maximise space, privacy and indoor-outdoor living.

Beautifully presented throughout, the apartment showcases quality finishes including plantation shutters, floating hybrid floors, quality floor tiles, stone benchtops, LED lighting and a timeless neutral colour palette, creating a contemporary home that is ready to simply move in and enjoy.

One of the property's standout features is the exceptional 58m<sup>2</sup> private terrace-an incredibly rare offering in apartment living. This expansive outdoor space easily accommodates both outdoor lounge and dining settings, creating the perfect environment for entertaining

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### FOR SALE

Mid to High \$800's

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



family and friends or simply relaxing in complete privacy. Established garden beds provide a tranquil, leafy outlook, while the convenient rear gate offers direct pathway access to the complex's resort-style swimming pool and BBQ facilities.

Conveniently located in the heart of Chermside, residents will enjoy the ease of being within walking distance of Westfield Chermside, The Prince Charles Hospital, St Vincent's Private Hospital, an extensive selection of cafés, restaurants, entertainment precincts and excellent public transport options.

Features include:

- Premium apartment offering 102m2 of internal living space plus 63sqm of outdoor space.
- Exceptionally spacious open-plan living and dining area flowing seamlessly to the outdoor entertaining terrace.
- Expansive 58m2 private terrace with landscaped garden beds, excellent privacy, rear gate pathway access to the pool and BBQ area, and ample room for both outdoor lounge and dining settings.
- Plantation shutters, floating hybrid floors, quality floor tiles, LED lighting and a fresh neutral colour scheme throughout.
- Large modern kitchen featuring stone benchtops, quality appliances and an abundance of bench space and storage (including space for a wine fridge).
- Two generous bedrooms positioned at opposite ends of the apartment, providing excellent separation and privacy.
- Spacious master suite complete with a walk-through robe and well-appointed ensuite.
- Second bedroom features a 5sqm balcony.
- Stylish main bathroom with excellent storage.
- Split-system air conditioning and excellent storage throughout.
- Secure basement car accommodation plus a private storage cage, with ample visitor parking available.
- Secure complex with intercom entry, resort-style swimming pool and BBQ entertaining facilities.
- " Outstanding location within easy walking distance of Westfield Chermside, The Prince Charles Hospital, St Vincent's Private Hospital, cafés, restaurants, entertainment precincts and public transport.

Offering a level of space, quality and outdoor living rarely found in apartment living, this is a home that stands well above the average two-bedroom apartment. Whether you are searching for a quality residence to call home or a blue-chip investment in one of Brisbane's most convenient locations, this is an outstanding opportunity not to be missed.

For further information or to arrange your inspection, contact Joshua Waters today.

**DISCLAIMER:** All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

## MORE DETAILS

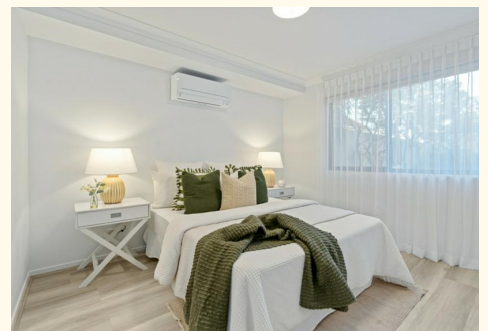
|               |               |
|---------------|---------------|
| Property ID   | 3CM1F1R       |
| Property Type | Unit          |
| House Size    | 165 m2        |
| Including     | Deck          |
|               | Dishwasher    |
|               | Remote Garage |

**Joshua Waters 0417 800 991**

Business Owner, Sales Consultant and Registered Valuer |  
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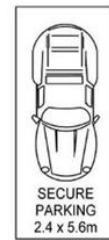
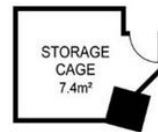
101 / 39 THOMAS STREET, CHERMSIDE



**Internal Area: 102m<sup>2</sup>**

**External Area: 63m<sup>2</sup>**

**Total Area: 165m<sup>2</sup> (Excl. Car Park & Storage Cage)**



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY.  
INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.