



4/17 View Street, Chermside

## Incredibly Convenient Top Floor Apartment - Walk to Everything!

Positioned within a small complex of just 6, this wonderful apartment has the benefit of being located on the top floor at the southern end of complex, featuring 2 balconies and large windows which capture suburban views and fantastic natural light and breezes. The apartment is beautifully presented and within walking distance of shops, public transport, parks and hospitals; making it a very attractive home or investment for one lucky buyer!

Special features include:

- Fantastic presentation throughout with quality floating floors, fresh neutral paintwork and modern fixtures and fittings.
- A contemporary kitchen which includes laminate benchtops, an electric oven and cooktop and plenty of bench space and storage.
- " Spacious open plan lounge and dining space.
- " 2 balconies which perfectly capture the elevated position — including 1 x east facing balcony which flows off the lounge and 1 x south facing balcony which flows off the dining space. Both balconies are peaceful and private and provide a wonderful sense of space and light within the apartment.
- Two bedrooms, both featuring built-in robes.
- Air-conditioning to the living area and master bedroom and

2 1 1

### FOR SALE

Offers Over \$725,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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.



- modern ceiling fans throughout.
- The well-presented bathroom features a separate bath, shower and vanity and separate toilet.
- An extra-large secure garage (with remote control access) containing a renovated laundry and plenty of room for storage.

The property benefits from a fantastic location, being just 8km from the CBD and within walking distance of all major services and amenities. Westfield Chermshire (Queensland's largest Shopping Centre) is within a 950m walk and provides the ultimate retail, restaurant and cinema experience. The apartment is just a 600m walk to both the Prince Charles and St. Vincent's Hospitals and bus stops taking you to the city are only 250m 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.

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

For further information or to arrange your inspection contact Joshua Waters before it's too late!

**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   | 3CGBF1R |
| Property Type | Unit    |
| House Size    | 104 m2  |

**Joshua Waters 0417 800 991**

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#### 4/17 View Street, Chermside

Internal : 63 sqm  
 External : 10 sqm  
 Garage : 31 sqm  
 Total Area : 104 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floor plan created by  FastFOCUS.com.au