

Chermside, 41/4 Nye Street

Beautifully Renovated Lowset Villa with Parkland Aspect - Ultra Low Body Corp.

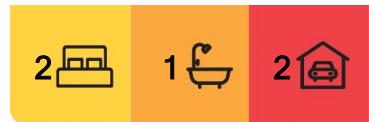
To avoid disappointment, be the first to inspect this premium villa in one of the Northside's most desirable complexes. Nestled in a fantastic location within walking distance to city express bus stops and Westfield Chermside, this property offers a fabulous easy care and exceptionally convenient lifestyle opportunity that will appeal to owner occupiers or investors alike. Renovated throughout and with not a cent to spend, there is so much to love here!

Features include -

- * A private and very secure position with direct access to leafy parkland, walking and bike tracks immediately behind. The complex is predominantly owner occupied and pet friendly (subject to body corporate approval).
- * The complex has very low body corporate fees of approximately \$584.63 per quarter
- * Recently refurbished throughout —neutral paintwork, modern engineered timber flooring,



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For Sale
For Sale Now

View
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new carpet, air-conditioning, fans and quality blinds make this an incredibly appealing and welcoming property

* A newly renovated Caesarstone kitchen with modern appliances including induction cook top, wall oven and integrated microwave. There is an abundance of bench space, soft close cabinetry and a stylish matte black sink with filter tap. The kitchen integrates perfectly with the living/dining area and overlooks the backyard.

* A spacious open plan living/dining room is a light filled space (north/east facing) and has air-conditioning

* Two sizeable bedrooms with built-in wardrobes

* A chic modern bathroom with neutral tiles, wall mounted vanity, illuminated wall mirror, shower and separate toilet

* The covered pergola provides the perfect place for an outdoor table or lounge

* An amazing wrap around yard that is fully fenced and provides a lush Sir Walter lawn and low maintenance garden. There is direct secure access to the parkland behind and a fence for privacy at the entrance.

* Single lock-up garage with remote door. The garage has been recently used as an office space and includes air-conditioning and a painted floor. There is an additional exclusive use open car park adjoining the villa.

* The complex is set on a quiet inside street in one of Chermerside's most desirable pockets, and is within a convenient distance of some quality local schools (Craigslea State School and Craigslea State High School catchments), excellent public transport (express buses) and the retail heart of both Chermerside and Aspley. The family friendly location is superb and within easy reach of the Brisbane CBD (10km), Gateway Motorway and Airport. Queensland's largest Shopping Centre, "Westfield Chermerside", is just a short 2 minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

* Currently owner occupied

Be prepared to be impressed by this brilliant property. Incredibly convenient, extremely well presented and inviting, affordable body corporate fees and priced to attract immediately interest, it presents a fantastic home or investment opportunity! We welcome your enquiry and inspection at anytime.

QUICK FACTS:

Year Built: Circa 1991

Land Size: 198m²

Rates: \$411.45per quarter

Body Corporate Fees: \$584.63 per quarter (Discounted for on time payment)

Rent: \$625.00 - \$675.00 per week approx.

School Catchments: Craigslea State School and Craigslea State High School



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More About this Property

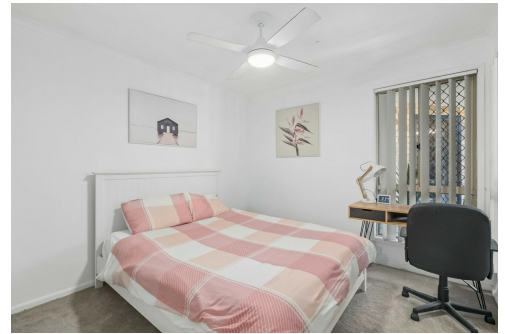
Property ID	3A0YF1R
Property Type	Villa
Land Area	198 m2

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INTERNAL AREA : 92.3 M²
 EXTERNAL AREA : 98.8 M²
 TOTAL AREA : 191.1 M²

All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.