



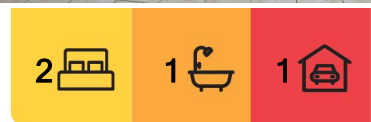
## Chermside, 6/32 Hall Street

### Spacious Lowset Villa in Small Complex —Walk to Everything

Ideally set at the front of a small complex of only 6 units, this villa will appeal to buyers seeking lowset living, spacious internal proportions and exceptional convenience to public transport, shopping and parkland.

The practical floorplan includes a spacious living/dining area, neat and tidy kitchen with modern appliances, 2 sizeable bedrooms and a large bathroom with separate bath and shower. The living/dining area opens out to a paved courtyard and garden which is ideal for outdoor dining or relaxation. There is a single lock-up garage with internal access and visitor parking within the complex. The home is needing a fresh coat of white paint internally and new carpet to the bedrooms.

Positioned on an inside street, the complex is just 9km from the Brisbane CBD and within walking distance of Westfield Chermside Shopping Centre (restaurant, shopping and



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**(07) 3263 6022**

movie precinct), reliable express bus transport and Prince Charles and St Vincents Hospitals. Burnie Bray Park provides a wonderful greenspace at the end of the street.

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 Chermside Shopping Centre precinct, public transport and the Prince Charles and St Vincent Hospitals.
- \* A small, low maintenance, low fuss complex of only 6 units
- \* The villa is positioned at the front of the complex
- \* Delightful open plan design with plenty of windows promotes a lovely sense of spaciousness
- \* A generous air-conditioned living/dining area with new curtains extends out to the paved courtyard and garden. There is plenty of space for children, pets and avid gardeners.
- \* A neat and tidy kitchen overlooks the courtyard and offers an abundance of bench space and storage. It includes an electric cook top, wall oven and space for a dishwasher.
- \* 2 sizeable bedrooms with built-in wardrobes. The bedrooms are needing new carpet.
- \* A large bathroom with bath, shower and separate toilet
- \* Single lock up remote garage (tiled internally) with internal access

Offering premium convenience to all Northside amenities including excellent public transport options, you will appreciate what 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 1995

Units in complex: 6 villas/townhomes

Aspect: South facing; Nicely positioned at the front of the complex

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

## More About this Property

<b>Property ID</b>	39GAF1R
<b>Property Type</b>	Villa
<b>Land Area</b>	107 m <sup>2</sup>
<b>Including</b>	Air Conditioning

**Daniel Waters 0412 847 849**

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

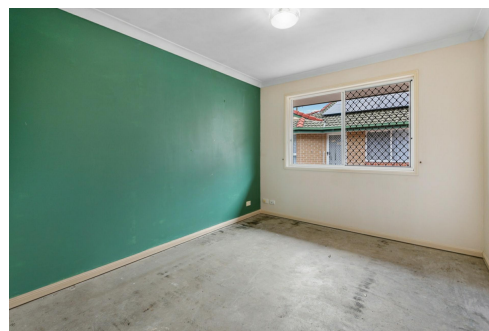
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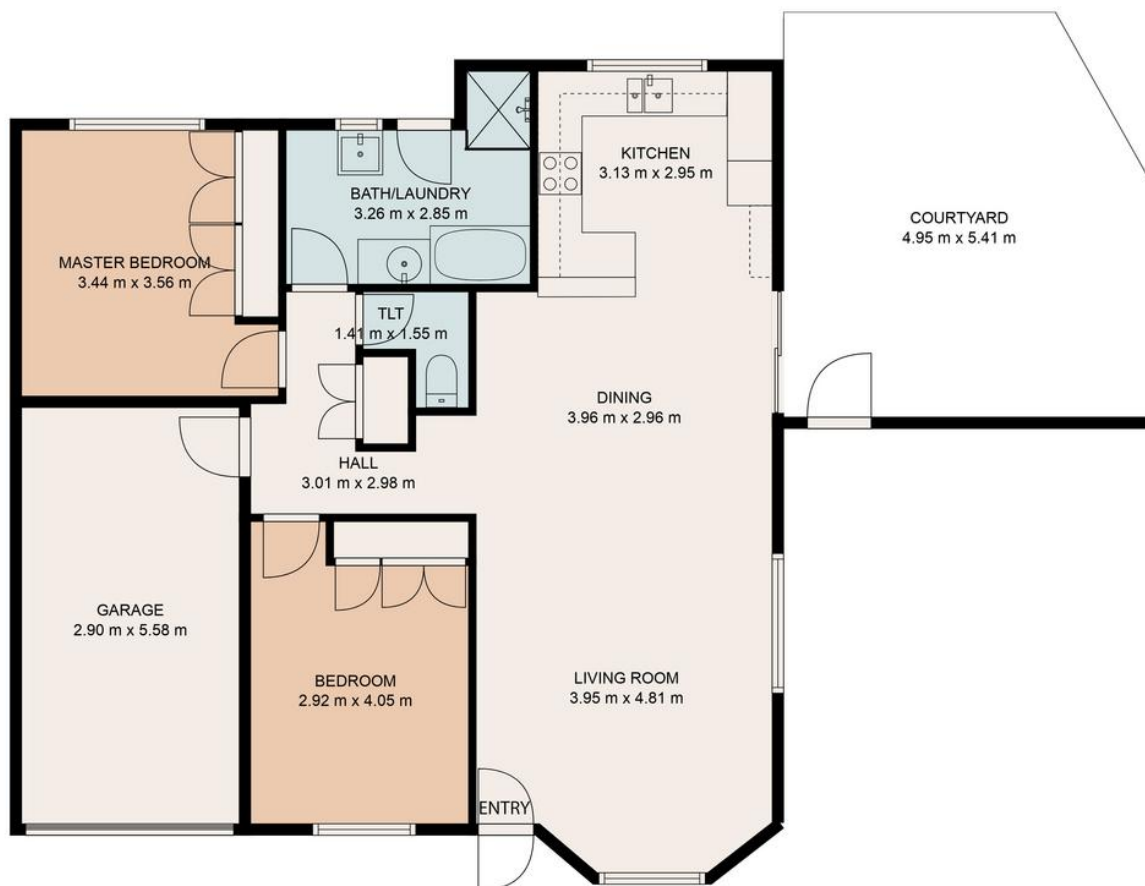
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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**