




12 Viney Street, Chermside West

3  1  2 

## Starter in Prime Elevated Position !!!

Located in a an elevated position with a lovely northerly aspect this 607sqm block offers the buyer plenty of opportunity. So much potential to update the existing house, polish the floors, paint, renovate the kitchen and bathroom, add a deck. If you are looking for a location for your forever home, this rare opportunity will suit you too.

Existing house has three bedrooms plus study /MPR, open plan living, kitchen and dining area, internal laundry and large double lock up with storage.

Additional features:

- Nice useable 607m2 block with lovely northerly aspect
- 3 bedrooms (main with aircondiitoning and bulit-in) plus study / MPR
- Spacious air-conditioned living area
- Beautiful polished hardwood floors
- Large double car lockup garage with loads of storage.
- 250m to Melaleuca Green Park with walking tracks through Downfall Creek
- Close to Huxtable Park and Raven Street Reserve
- " Just minutes to Prince Charles & St Vincent's Hospitals

**FOR SALE OFFERS**

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Easy access to local cafés, restaurants, and quality public & private schools
- A short drive to shopping hubs including Westfield Chermside and Rode Centre
- All of this just over 10km from Brisbane CBD

Homes like this in sought-after Chermside West are in high demand. Don't miss your chance to secure a spacious family home or investment in a fantastic location with endless potential. The property is being sold to finalise the estate, so the instructions are clear.....SELL!!!

Call Richard Mirosch today for your full property report.

## MORE DETAILS

Property ID	1DUUF4N
Property Type	House
House Size	123 m2
Land Area	607 m2
Including	Study Toilets (1) Built-in-Robes

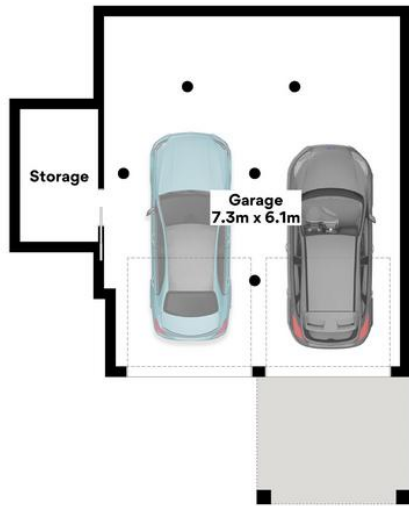
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GROUND FLOOR



FIRST FLOOR



12 Viney St, Cherside West

**FLOOR AREA SIZES**

Internal 123.8m<sup>2</sup> | External 16.0m<sup>2</sup> | Garage 51.9m<sup>2</sup> | Storage 6.3m<sup>2</sup> | **TOTAL 198.0m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primapiexels.com.au

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