



## Chermside West, 16 Kaiyar Street

Stylish Highset Home on Whisper Quiet Cul De Sac - North Facing

Occupying a wonderful north facing position on a whisper quiet cul de sac, this beautifully presented, and freshly painted highset home will immediately impress you with its street appeal, spacious floorplan and high standard of presentation throughout.

The home has been fastidiously maintained and upgraded and features an open plan living/dining area, a well-appointed kitchen, 3 sizeable bedrooms and a tidy family bathroom. The kitchen and living/dining area extend out seamlessly to a huge, covered deck that overlooks the family friendly backyard. Families needing space and separation in a busy family home will appreciate the tiled multi-purpose room downstairs. There is a single lock-up garage (drive through) with a large adjoining workshop/storage space, plus a carport.

The home is set on a 604sqm block and includes plenty of upgrades such as air-



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**LJ Hooker Aspley | Chermside**  
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conditioning, quality blinds, security screens and a large garden shed.

Kaiyar Street is a quiet cul de sac, which is lined with quality homes and just around the corner from the leafy parklands and walking tracks of Huxtable Park Reserve. Buyers will love the convenience this location offers, with Rode Road Shopping Centre (Woolworths and specialty stores) within a 5-minute walk, excellent express bus transport to and from the City (345) close by, and positioned in the desirable Craigslea Primary and Secondary School catchments. The family friendly location is superb and within easy reach of the Brisbane CBD (9km), Prince Charles Hospital and Brisbane Airport. Queensland's largest Shopping Centre, "Westfield Chermerside", is just a short 10-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

This property presents a magical opportunity to purchase an appealing highset home on a generous block, in an elevated and ultra-convenient pocket of Chermerside West. Beautifully presented and complimented by a spacious and extremely comfortable floor plan, you will fall in love with this home as soon as you see it...

#### Special Features Include -

- \* A solid home providing a high standard of presentation and many quality upgrades. The home features fresh internal paintwork, rich hardwood floors, recently refurbished tile roof, air-conditioning, security screens and quality blinds.
- \* An elevated, north facing position on a quiet cul de sac, just around the corner from the Huxtable Park Reserve
- \* The spacious open plan living/dining area and kitchen flow out effortlessly to the covered deck and overlook the backyard
- \* The well-appointed kitchen offers a breakfast bar, an abundance of storage and quality appliances including an oven, gas cook top and Miele dishwasher
- \* The wonderful covered deck interacts perfectly with all spaces and is ideal for those who love entertaining friends and family
- \* The tiled multi-purpose room downstairs overlooks the backyard and provides space and separation in a busy family home. This is a great extra living area option or work from home space.
- \* 3 sizeable bedrooms all with built-in wardrobes
- \* A well-presented family bathroom with bath, shower and separate toilet
- \* A sealed covered pergola area under the deck provides a useable all weather space
- \* There is a single lock-up garage (offers drive through access to the backyard) with a large adjoining workshop/storage space, plus a carport.
- \* A family friendly backyard with a lush lawn and low maintenance gardens

Make no mistake, this is an incredibly appealing home or an astute investment option. Situated within a sought after and central position so close to the City, great public transport options, quality schools, childcare centres, Airport, and so close to stunning parkland, playgrounds, walking tracks and the Westfield Chermerside shopping and entertainment precinct, there really is so much to love here. Genuine buyers are urged to inspect promptly to avoid disappointment....

#### Quick Facts:

Land Size: 604m<sup>2</sup>

Aspect: North Facing

Year Built: Circa 1960's



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Owner occupied or Rented: Currently vacant

School Catchments: Craigslea State School, Craigslea State High School

Market Rent: \$750.00 - \$800.00 per week

Air-conditioning: Yes, in the living room and 2 bedrooms

## More About this Property

<b>Property ID</b>	3ADMF1R
<b>Property Type</b>	House
<b>Land Area</b>	604 m2
<b>Including</b>	Deck Dishwasher Built-in-Robes

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First Floor



Ground Floor

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