



17 Huxtable Street, Chermside West

Your Dream Home Realised - Absolute Lifestyle Perfection in a Prestigious Position

Beautifully presented, exceptionally spacious and perfectly positioned, this impressive executive residence delivers the ultimate family lifestyle. Set within a tightly held and highly sought-after enclave of prestige homes, this substantial property combines timeless appeal, generous proportions and an outstanding two-level floor plan on an expansive 849m2 block.

Meticulously maintained and lovingly cared for by its original owner, this is a home that makes an immediate impression. From its elevated and private position to its impressive street appeal, soaring ceilings and abundance of living space, every element has been thoughtfully designed for effortless family living and entertaining.

The generous level backyard provides an exceptional haven for children and pets, while the beautifully landscaped grounds and oversized outdoor entertaining area create the perfect setting for relaxed afternoons, weekend barbecues, milestone celebrations and memorable family gatherings.

5 3 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Aspley | Chermside
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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.



Features You'll Love

- Blue chip, prestige location surrounded by executive homes & excellent neighbours
- " Meticulously maintained and presented by its original owner, with no immediate work required —simply move in and enjoy
- An elevated, private position
- A superb 849m² block, offering an outstanding backyard with plenty of level lawn and space for children and pets to play
- An exceptionally generous two-level floor plan offering superb separation, privacy and open-plan family interaction
- Wide double entry doors opening to a grand interior featuring soaring ceilings, a central staircase and an impressive sense of space and elegance
- Multiple living and dining zones designed to comfortably accommodate the largest of families
- Formal lounge and dining areas complemented by an exceptionally spacious family room on the ground floor
- A third living space upstairs, ideal as a retreat, study, media area or quiet place to relax
- Five generous bedrooms, including four queen-sized bedrooms upstairs and a substantial fifth bedroom on the ground floor
- A spacious and beautifully appointed master suite with generous ensuite and walk-in robe
- Two additional well-appointed bathrooms servicing both levels
- A centrally positioned kitchen designed as the social heart of the home, featuring abundant preparation space, excellent storage and dishwasher
- Wonderful kitchen-to-living-to-outdoor flow, with excellent visibility across the entertaining area and backyard
- An oversized outdoor entertaining area designed for year-round enjoyment and seamless connection with the gardens and lawn
- Remote-controlled, extra-deep double garage with secure internal access
- Fireplace and ducted air-conditioning for year-round comfort
- Crimsafe security screens and security system
- NBN internet access

A Lifestyle Location

While the home enjoys a wonderfully private and peaceful setting, everyday convenience is assured. Families will appreciate the easy access to bus routes servicing some of Brisbane's leading schools, while Westfield Chermside, Aspley Hypermarket, Prince Charles Hospital and St Vincent's Hospital are all within easy reach. The Brisbane CBD is approximately 11km away, while Brisbane Airport is an easy drive. For those who love the outdoors, nearby Chermside Hills Reserve and Little Cabbage Tree Creek provide a beautiful natural escape, with walking tracks, abundant wildlife and tranquil spaces to unwind.

This is a home that offers something considerably better than the average —exceptional space, timeless appeal, a superb family floor plan and an enviable lifestyle position. If you have been searching for an executive family residence where space, privacy, entertaining and convenience come together beautifully, this outstanding property deserves your immediate attention.

Contact Amanda Waters to arrange your inspection.

Quick Facts

- " Year Built: 1997
- " Land Size: 849m²
- BCC Rates: \$745 per quarter
- School Catchments: Aspley State Primary School & Craigslea State High School

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	3CRFF1R
Property Type	House
Land Area	849 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

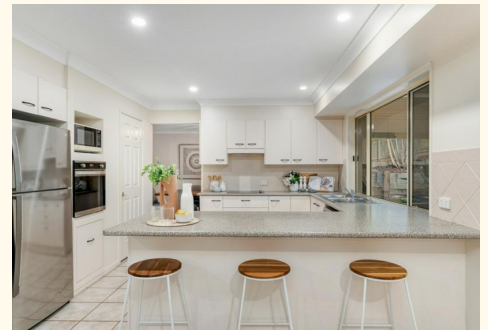
Amanda Waters 0402 109 955

Principal and Licensed Real Estate Agent | awaters@ljhooker.com.au

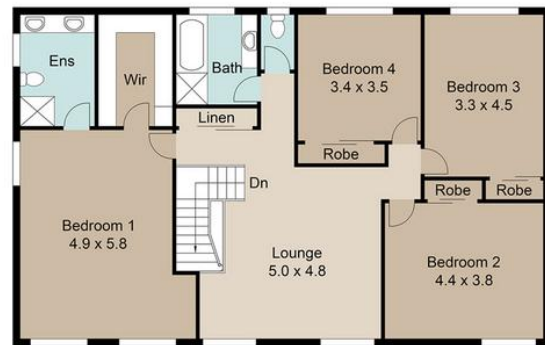
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Internal 337 m² | External 55m² | Total 408m²



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.