

18 Hillside Circuit, Chermside West

Superior Lowset Living in a Whisper-Quiet Yet Ultra-Convenient Location

Positioned within one of Brisbane's most sought-after and desirable locations, surrounded by quality homes and picturesque bushland reserve, this exceptional residence presents a rare opportunity to secure a blue-chip address paired with effortless single-level living.

Occupying a level and low-maintenance 400m2 allotment, this beautifully presented home delivers the perfect balance of style, comfort, and functionality. Designed to accommodate a wide range of buyers-from first-home purchasers and growing families to downsizers and astute investors-the thoughtfully designed floor plan offers spacious living, seamless indoor-outdoor flow, and an enviable lifestyle in a highly desirable location.

Convenience is truly unmatched. City express bus services, highly regarded schools, private school transport, major hospitals, and the extensive retail, dining, and entertainment precinct of Westfield Chermside are all just moments away. With easy access to major arterial roads connecting you to Brisbane CBD, Brisbane Airport, the Sunshine Coast, and the Gold Coast, this address offers exceptional

4 2 2

FOR SALE

For Sale Now

VIEW

Sat 27th Jun @ 11:00AM - 11:30AM

AGENTS

Amanda Waters
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AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

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.



connectivity without compromising on peace and privacy.

Beautifully maintained and move-in ready, this is an outstanding opportunity to secure a quality home in a location where demand continues to grow.

Property Features

- Premium 400m2 level allotment with an elevated leafy outlook
- Spacious and highly functional single-level floor plan designed for modern living
- Multiple living and dining areas offering flexibility, privacy, and room for the whole family
- Immaculately presented throughout with fresh neutral paintwork and brand-new blinds
- Well-appointed central kitchen featuring an island bench, quality appliances, and abundant storage
- Covered outdoor entertaining area seamlessly extending from the living spaces, overlooking manicured lawns and low-maintenance gardens
- Generous master suite complete with walk-in robe and private ensuite
- Additional bedrooms all feature built-in wardrobes
- Double remote garage with secure internal access
- Ducted air conditioning, ceiling fans, NBN connectivity, security features, and neutral contemporary finishes throughout
- Garden shed, rainwater tank & up-to-date termite protection already in place
- Strong investment appeal within a high-demand growth corridor
- Nothing to do but move in and enjoy

Families will particularly appreciate the ability for children to walk safely to Craigslea primary and high Schools, nearby parks, and public transport, while investors will recognise the enduring appeal of this tightly held location.

Opportunities to secure homes of this calibre in such a convenient and family-friendly setting are increasingly rare.

Act quickly-this outstanding property will not last.

Property Quick Facts

Land Size: 400m2

Current Rental Appraisal: \$850—\$950 per week

Council Rates: Approx. \$617.26 per quarter

Building & Pest report available? Yes.

School Catchment: Craigslea State 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 3CJDF1R
Property Type House
Land Area 400 m2
Including Air Conditioning
Dishwasher
Built-in-Robes
Fully Fenced
Remote Garage

Amanda Waters 0402 109 955

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

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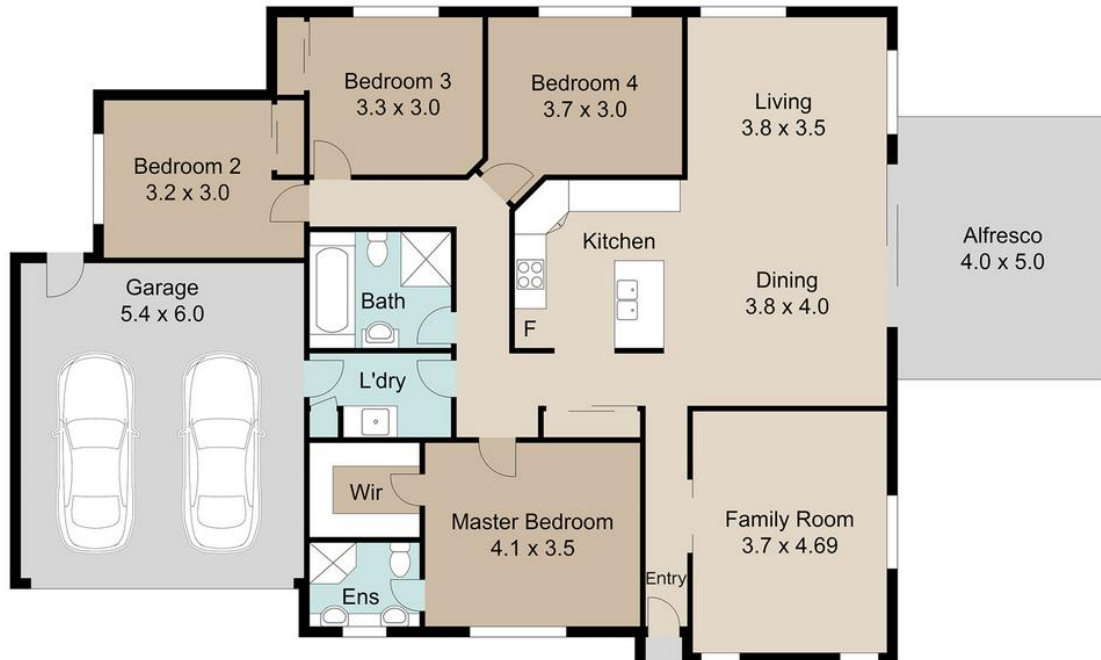
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Internal 142 m² | External 52 m² | Total 194 m²



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.