

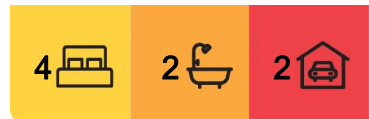


Chermside West, 25 Ashley Road

Absolute Lifestyle Perfection —Immaculate Lowset on 1012m2

An incredibly rare and desirable opportunity, this is your chance to secure the home you've always dreamt of, in an equally wonderful position. We urge genuine buyers who have been painstakingly seeking an idyllic single level home, to inspect this beautifully appointed lowset residence without delay.

Meticulously presented by its current original owner, it offers the most outstanding opportunity to secure a brilliant family home, in one of the most desirable and picturesque positions we have seen. Located in a prestige position in the highly popular Chermside West, the home is just metres to gorgeous parkland and bush reserve, dog off leash areas and walking tracks. An easy walk to City Express bus, a selection of well-regarded schools and private school bus routes, just moments to Westfield Chermside and multiple shopping options and hospitals, and surrounded by other quality homes and lovely neighbours —this really is lifestyle perfection! Beautifully appointed and with an



For Sale
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View
ljhooke.com.au/37ZEF1R

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exceptionally spacious floorplan, the home presents as a quality home with generous proportions, and will appeal to astute singles, couples and families in equal measure.

Ticking all of the crucial boxes, your prompt inspection is strongly encouraged here...

Features you will love —

- * An effortless and easy lowset design, with solid brick and tile construction
- * Beautifully landscaped 1,012m² block with a commanding, elevated position and complete fencing for absolute privacy and security
- * The exceptional and highly desirable floor plan will immediately impress, and offers a superb sense of space with glorious cathedral ceilings, and a brilliant selection of formal and informal living and dining areas and zones, to spread out and enjoy
- * Double remote garaging plus plenty of off street parking capacity for additional vehicles, van or boat if required
- * The home presents incredibly well and allows its next discerning owner the ability to simply move in and to position their furniture, with no immediate work required
- * A beautiful, big alfresco area flows out to the wonderful family-friendly lawn and spectacular landscaped gardens. This is an exceptionally peaceful oasis to relax within, to entertain and to enjoy
- * There's plenty of space for a pool if desired and easy side access also!
- * A beautiful designer kitchen is central to all the living areas, and will fulfil every cook or entertainer's dreams, with beautiful stone tops and a big deep benchtop and breakfast bar, quality appliances including dishwasher, and an abundance of preparation and storage capacity. The arched brickwork stove alcove is a distinctive feature that adds depth and character, seamless blending tradition with modern design
- * There are 4 generous built in bedrooms
- * The large master suite offers a luxurious and exceptionally appointed ensuite, access out to the lovely rear entertaining area through glass sliding doors, and is the perfect, private parents' sanctuary
- * The wonderful selection of living and dining spaces invite easy and relaxed family living flowing effortlessly, whilst providing exceptional separation and privacy if desired
- * All of the extras and inclusions that you would expect with a home of this calibre including insulation, ceiling fans, crimsafe security screens, quality window dressings, updated lighting, fresh paintwork and neutral carpets; providing absolute comfort and immediate liveability.

Although nestled within such an enviable, private position, your family's absolute convenience to all amenities is assured here. This really is a brilliant location, peaceful and private but with every important amenity at your fingertips!

Astute buyers seeking something so much better than the average will appreciate that this is a highly unique and rare single level abode. The current owner is reluctantly downsizing and has adored calling this her family home for over 40 years. Here is the perfect property in the perfect location —please act promptly to avoid disappointment!

Quick Facts:

Age: approximately 42 years old

Land Size: 1,012m²

School catchments: Aspley State Primary School & Craigslea State High School



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More About this Property

Property ID	37ZEF1R
Property Type	House
Land Area	1012 m ²
Including	Ensuite Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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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

