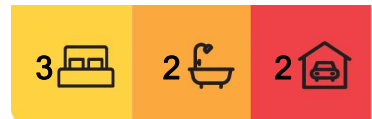


## Chermside West, 28 Backford Street

Elevated & Immaculate Chermside West  
Treasure — Spread Out Across Two Fabulous Levels!

The perfect example of a spacious, well presented home combined with a blissful position, you will be hard pressed to find a property that offers a better blend of immediate comfort, style and space. Positioned in one of Chermside West's most desirable streets, this property ensures an amazing lifestyle opportunity for those who love nature and a position close to parks and bush reserve, but who also seek unparalleled convenience and easy living. It has the ADDED BONUS of DUAL LIVING opportunity under; with the most wonderful, fully renovated space to comfortably accommodate your larger family.

Situated on a generous and elevated 607m2 block in one of the most enviable locations, this property's easy-care and genuine charm is complimented by its



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**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

**Disclaimer:** 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.

spacious and extremely comfortable floor plan – you will fall in love with this gem as soon as you see it.

#### Special Features Include:

\*A very well-presented highest home with a long term owner who has completed consistent maintenance over the years, ensuring that you can move straight in or rent straight out!

\*Plenty of potential to value add and further enhance this beauty if desired too

\*An easy and safe walk to the popular Craigslea Primary and High Schools and the City Express 345 bus route that leaves for the City very regularly on weekdays and weekends

\*Large and elevated 607m<sup>2</sup> block offering city glimpses and a landscaped and relatively level backyard with secure fencing, ensuring a safe play space for pets and children

\*It's easy living floorplan is spread across two brilliant levels with generous space to accommodate larger families, dual occupancy, or couples who wish to spread out or work from home with a fully contained studio or ideal work space;

\*Freshly renovated dual living under the home offering an optional 4th bedroom, 2nd bathroom, kitchenette and a brilliant possible 2nd living/dining area

\*Internal stairs provide perfect connectivity between both levels for effortless living

\*Multiple light-filled living and dining areas to choose from both upstairs and down;

\*A perfect blank canvas to simply move your furniture in and start enjoying, with neutral paintwork, polished hardwood flooring in excellent condition, and lovely modern neutral tiles

\*A large entertainer's deck overlooks the backyard and pool, and features beautiful suburban views - the perfect place to enjoy family meals or a coffee in absolute peace and privacy, or to entertain large gatherings for special occasions;

\*There is also a delightful rear alfresco area that offers another lovely space to watch the children play in the pool and to enjoy a summer barbeque

\*The modernised kitchen is well appointed, and is positioned centrally to the living and dining areas, as well as the rear deck

\*3 generous sized bedrooms located on the upper level, with all bedrooms featuring built in wardrobes

\*Very tidy bathroom on the upper level

\*Renovated laundry

\*All the "extras" to ensure absolute comfort and peace of mind including, air conditioning, ceiling fans, security screens and garden shed just to name a few!

\*Excellent off street parking capacity for multiple vehicles, with a large double Titan carport and easy, undercover entry to the house

\*A rare gem that has been well maintained by its current owner, with regular maintenance always completed and ready for immediate occupancy

Make no mistake, this is an incredibly appealing home or an astute investment option. Situated within a sought after and central position with close proximity to the City and Airport, great public transport options, quality schools, childcare centres, two major hospitals and shopping precincts including the extended Westfield Chermshire entertainment precinct, combined with its close access to



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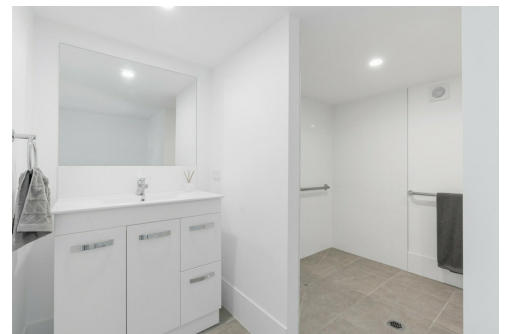
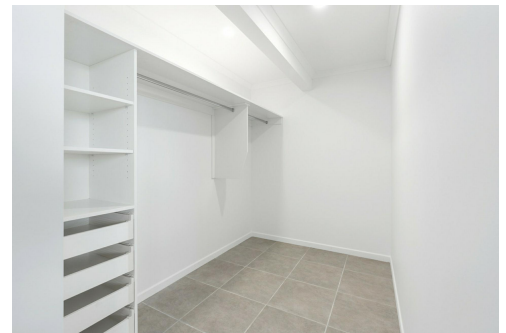
stunning parkland, play grounds and walking tracks – there really is so much on offer and to love here! Genuine buyers are urged to inspect promptly to avoid disappointment.

**QUICK FACTS:**

Year Built: circa 1960's

Land Size: 607m2

School Catchments: Craigslea State School, Craigslea State High School



## More About this Property

<b>Property ID</b>	37PGF1R
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>

**Amanda Waters 0402 109 955**

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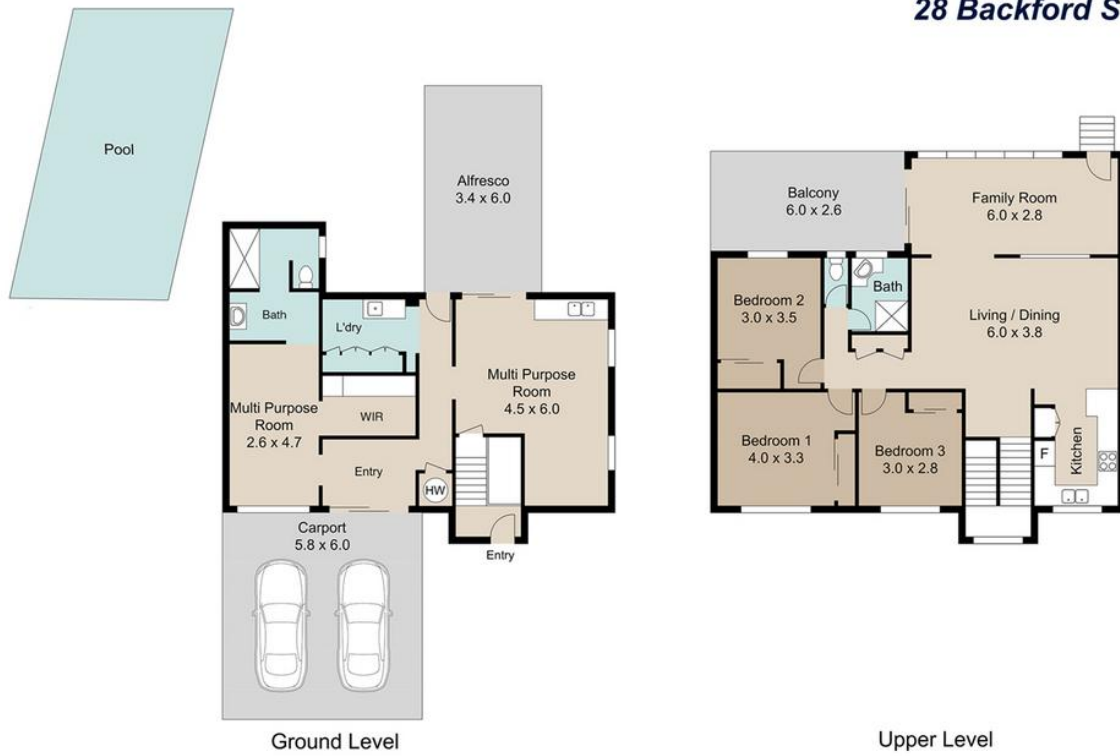
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**28 Backford Street**



**Internal 176 m<sup>2</sup> | External 72 m<sup>2</sup> | Total 248 m<sup>2</sup>**

*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.*