



## Chermside West, 29 Marford Street

Solid & Spacious Highset on Level & Elevated 607m2,  
Just Metres to Parkland!

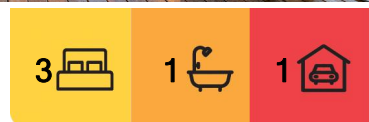
Positioned on a beautiful big block within a whisper quiet, yet highly convenient location, this brilliant and affordable home is exactly what you've been eagerly awaiting. It's neat as a pin, incredibly well positioned and still has amazing potential to further value-add and enhance if desired! Much of the hard work has already been done to ensure you can simply move in or rent out with no immediate work to be done though! You are advised to act promptly to avoid disappointment - this wonderful home certainly fulfils all the crucial home or investment criteria and is certain to be a popular choice...

What we love...

- The superb highset floor plan ensures there is wonderful usable space across two levels
- Internal stairs ensure there is great connectivity between the two levels!
- Beautiful, polished hardwood floors are already in place
- The central and tidy kitchen offers plenty of storage and preparation space and flows



**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.



**For Sale**  
For Sale Now

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perfectly out to a huge rear deck

- The wonderful rear entertaining deck is a brilliant space to relax and to entertain, and is large enough to accommodate both dining table and an outdoor lounge if desired
- The internal lounge and dining areas are spacious and light-filled
- There are three sizeable bedrooms, and a well-presented main bathroom with a separate toilet
- The additional multi-purpose room on the ground level provides exceptional space to utilise as a children's or parent's retreat, home office, artist, or music studio —endless options and wonderful space!
- Air conditioning for absolute comfort all year round
- There is easy carport car accommodation, plus great storage capacity under the home
- The yard is a big blank canvas to enjoy with secure fencing already in place. The level yard is a gardener's paradise, with lots of space for pets and children to play safely or add an inground pool and make this space your own resort-style oasis. The options are endless with a space so level and expansive!

This position is highly desirable as it offers exceptional peace and serenity to singles, couples, or families with Huxtable Park at the end of the street and Raven Street Reserve just around the corner within metres. The City Express 345 bus and Craigslea Primary and High Schools are within a safe and easy walk. The Prince Charles and St Vincent's Hospitals are less than 5 minute drive too. The convenience to a selection of brilliant shopping centres is also a big draw card here, with the Westfield Chermshire shopping, dining, and entertainment precinct just moments away also. You really won't find a tidier home positioned in a better position, for better value... we look forward to welcoming you home!

#### QUICK FACTS:

Year Built: Circa 1960's

Land Size: 607m<sup>2</sup>

Rental Return: \$650-\$700 per week

School Catchments: Craigslea Primary School, Craigslea State High School

## More About this Property

<b>Property ID</b>	37TCF1R
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>

**Amanda Waters 0402 109 955**

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**Internal 167 m<sup>2</sup> | External 80 m<sup>2</sup> | Total 247 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.*