



Chermside West, 32 Maundrell Terrace

Elevated Brick Home with Amazing Floorplan —Simply Move In...

Perfectly set in an elevated hilltop position, within one of Chermside West's most convenient pockets, this immaculately presented brick home will immediately impress you with its presentation, spacious split-level floorplan and seamless flow between inside and outside areas.

The home has been fastidiously maintained and upgraded (it has always been owner occupied) and features an open plan living/dining area, a well-appointed kitchen with Island bench and huge walk-in pantry, 3 sizeable bedrooms and a tidy family bathroom (plus a 2nd toilet downstairs). The kitchen and living/dining area extend out seamlessly to a huge, covered deck that overlooks the lush gardens, level backyard and sparkling inground pool. Families needing space and separation in a busy family home will appreciate the tiled multi-purpose room downstairs. There is a double lock-up garage and an abundance of storage options throughout the home.



For Sale
Sold by Daniel Waters

View
ljhooker.com.au/3A6KF1R

Contact
Daniel Waters
0412 847 849
dwaters@ljhooker.com.au



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.

The home is set on a 607sqm block and includes plenty of upgrades such as air-conditioning, quality curtains/blinds, solar electricity system, solar hot water system, water tank and a garden shed.

The property is opposite the leafy Huxtable Parkland Reserve (park and walking tracks) and captures a lovely suburban outlook at the rear through to the D'Aguilar Ranges.

Buyers will love the convenience this location offers, with Rode Road Shopping Centre (Woolworths and specialty stores) within a 5-minute walk, excellent express bus transport to and from the City (345) close by, and positioned in the desirable Craigslea Primary and Secondary School catchments. The family friendly location is superb and within easy reach of the Brisbane CBD (9km), Prince Charles Hospital and Brisbane Airport. Queensland's largest Shopping Centre, "Westfield Chermerside", is just a short 10-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

This property presents a magical opportunity to purchase an appealing brick home on a generous block, in an elevated and ultra-convenient pocket of Chermerside West. Beautifully presented and complimented by a spacious and extremely comfortable floor plan, you will fall in love with this home as soon as you see it...

Special Features Include-

- * A solid split-level brick home providing a high standard of presentation and many quality upgrades. The home features neutral paintwork, rich hardwood floors, air-conditioning, solar electricity, solar hot water system and quality curtains and blinds.
- * An elevated position opposite the Huxtable Park Reserve, and capturing a suburban outlook with views of the D'Aguilar Range behind
- * The spacious open plan living/dining area and kitchen flow out effortlessly to the covered deck and overlook the backyard and pool
- * The stylish kitchen includes an Island bench top, updated appliances and a huge walk-in pantry
- * The wonderful covered deck interacts perfectly with all spaces and is ideal for those who love entertaining friends and family
- * The tiled multi-purpose room downstairs overlooks the pool and provides space and separation in a busy family home. This is a great extra living area option or work from home space.
- * 3 sizeable bedrooms all with built-in wardrobes
- * A well-presented family bathroom with bath, shower and separate toilet. There is a 2nd toilet downstairs.
- * Double lock-up garage with automatic doors
- * A lush garden and level backyard adjoin a sparkling inground pool. The raised pavilion is a lovely place to relax with a drink in hand.
- * So many extras including exceptional under house storage, garden shed and a water tank

Make no mistake, this is an incredibly appealing home or an astute investment option. Situated within a sought after and central position so close to the City, great public transport options, quality schools, childcare centres, Airport, and so close to stunning parkland, playgrounds, walking tracks and the Westfield Chermerside shopping and entertainment precinct, there really is so much to love here. Genuine buyers are urged to inspect promptly to avoid disappointment....



LJ Hooker Aspley | Chermerside
(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.

Quick Facts:

Land Size: 607m2

Year Built: Circa 1970's

Owner occupied or Rented: Owner occupied

School Catchments: Craigslea State School, Craigslea State High School

Market Rent: \$800-900 per week

Council Rates: \$446.25 per quarter

Solar System: Yes, a 14 panel System, plus a solar hot water system

Air-conditioning: Yes, to the living room. Ceiling fans to all bedrooms.

More About this Property

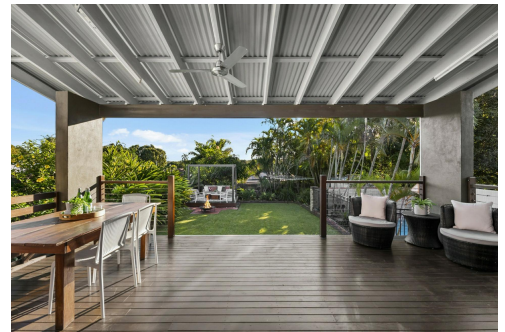
Property ID	3A6KF1R
Property Type	House
Land Area	607 m2
Including	Air Conditioning Remote Garage

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
dwaters@ljhooker.com.au

LJ Hooker Aspley | Chermshire (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034
aspley.ljhooker.com.au | aspley@ljhooker.com.au



**LJ Hooker Aspley | Chermshire
(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.



32 Maundrell
Terrace
CHERMESIDE WEST

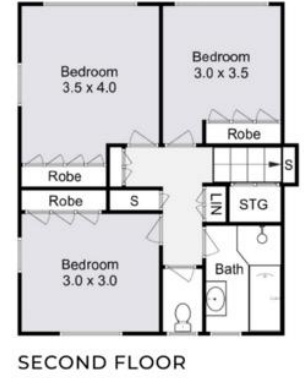
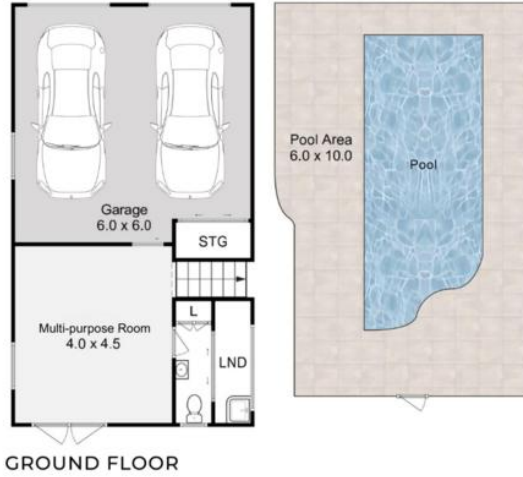
- 3 Bed
- 1 Bath
- 2 Car

Internal : 167m²

External : 63m²

Total Area : 230m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



LJ Hooker Aspley | Chermeside
(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.