



42 Backford Street, Chermside West

## Large Family Living with Immediate Dual Occupancy Potential in a Premium Northside Hotspot!

Positioned in one of North Brisbane's most tightly held and highly convenient pockets, this beautifully presented residence delivers exceptional space, flexibility and lifestyle across two generous levels. Within safe and easy walking distance to parks, bushland reserves, schools, hospitals, shopping precincts and express bus transport, this is a home that effortlessly combines comfort, practicality and opportunity.

From the moment you arrive, you'll immediately appreciate the warmth, character and inviting atmosphere this much-loved home offers.

Renovated over the years to enhance both style and functionality, the home showcases rich hardwood timber floors, high ceilings, large light-filled windows, a neutral colour palette, and updated kitchen and bathroom spaces. Front and rear entertaining decks create the perfect setting for everything from quiet morning coffees to large

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### FOR SALE

For Sale Now

### VIEW

Sat 30th May @ 10:15AM - 10:45AM

### AGENTS

Amanda Waters  
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### AGENCY

LJ Hooker Aspley | Chermside  
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gatherings with family and friends.

Set on a private and low-maintenance 610m2 allotment, the outdoor spaces provide a peaceful retreat for families, entertainers and garden lovers alike. There is also additional space at the rear of the block for those seeking future value-add potential.

Adding even more appeal is the substantial multipurpose space underneath the home, complete with its own private entry. Previously utilised for dual occupancy, extended family living and entertaining, this incredibly versatile area offers outstanding flexibility for a home business, studio, teenager's retreat, guest accommodation or additional living space.

Homes offering this level of space, versatility and location are incredibly rare - and this is an opportunity not to be missed.

Special Features Include:

- Beautifully presented throughout - simply move straight in or rent out immediately
- Generous and private 610m2 block with low-maintenance gardens and lawn areas for children and pets
- Potential for further development or future value-add opportunities at the rear of the block
- Spacious open-plan living and dining areas flowing seamlessly to the rear entertaining deck with leafy reserve outlooks
- Well-appointed central kitchen featuring excellent storage, functionality and connectivity to both indoor and outdoor living spaces
- Three generous upstairs bedrooms, all with built-in wardrobes
- Renovated main bathroom upstairs plus an additional bathroom and powder room downstairs
- Extensive multipurpose spaces downstairs with private access, kitchenette and bar - ideal for dual living, work-from-home setups, studio space or a teenager's retreat
- Functional floor plan perfectly suited to families, couples, multi-generational living or investors
- Air conditioning, ceiling fans, security and quality window furnishings throughout for immediate comfort and liveability
- Resort-style entertaining area with above-ground pool and expansive deck to enjoy our enviable Queensland lifestyle year-round
- Off-street parking for multiple vehicles
- Separate tidy laundry with chute
- Quiet, family-friendly street with excellent surrounding neighbours
- Strong rental appeal for investors seeking long-term growth and returns

Offering an outstanding combination of lifestyle, flexibility and future potential, this exceptional property represents a rare opportunity for both owner-occupiers and investors alike.

Act quickly to secure this outstanding home in one of Chermiside West's most desirable locations.

For further information or to arrange your inspection, please contact Amanda Waters.

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#### Quick Facts

- Land Size: 610m2
- School Catchments: Craigslea State School & Craigslea State High School
- Brisbane City Council Rates: \$557.54 per quarter
- Building & Pest Report Available: Yes
- Pool Safety Certificate Provided: Yes

## MORE DETAILS

Property ID 3CCUF1R  
Property Type House  
Land Area 610 m2  
Including Study  
Air Conditioning  
Toilets (3)  
Pool  
Courtyard  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes

**Amanda Waters 0402 109 955**

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Ground Level

Upper Level

**Internal 203 m<sup>2</sup> | External 107 m<sup>2</sup> | Total 310 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.*