



44 Ashley Road, Chermside West

Absolute Lifestyle Perfection - Immaculate Lowset on 1,012m²

A rare and highly coveted opportunity, 44 Ashley Road presents the chance to secure an exceptional blue-chip home or investment. Genuine buyers seeking an idyllic, single-level residence should inspect without delay-this beautifully appointed lowset truly stands out.

Meticulously maintained by its long-term owners, this residence offers an outstanding opportunity to secure a high-quality family home or astute investment in one of Brisbane North's most desirable pockets. Perfectly positioned in prestigious Chermside West, the property sits just metres from pristine parkland, bush reserve, off-leash dog areas, and scenic walking tracks. You'll enjoy an easy stroll to City Express bus routes, popular local schools and private school transport options, and be only moments from Westfield Chermside, major shopping centres, hospitals, and every essential amenity. Surrounded by other quality homes and wonderful neighbours, this truly is lifestyle perfection.

Beautifully appointed and exceptionally spacious, the home offers generous proportions and a versatile layout that will appeal equally to singles, couples, families, and downsizers. With every key box ticked, prompt inspection is strongly recommended.

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FOR SALE

For Sale Now

AGENTS

Amanda Waters
0402 109 955
awaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

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.

 LJ Hooker

Features You Will Love

- " Effortless single-level living with solid brick and tile construction.
- " Level, north-facing 1,012m² allotment with manicured lawns and low-maintenance gardens.
- Outstanding floorplan featuring soaring ceilings, exceptional natural light, and a choice of formal and informal living and dining spaces-ideal for relaxed family living and superb separation when needed.
- Double car accommodation, side access, and extensive off-street parking perfect for extra vehicles, a caravan, or a boat.
- Immaculate presentation, allowing the next owner to simply move in with nothing to do.
- Expansive alfresco area flowing onto the large, family-friendly backyard-ideal for children, pets, and effortless entertaining.
- Plenty of room for a pool, with easy side access if desired.
- Large, centrally located kitchen with gas cooktop, deep benchtop and breakfast bar, dishwasher, and abundant preparation and storage space.
- Four generous built-in bedrooms.
- Huge master suite complete with walk-in robe, ensuite, and a parents' retreat or study space.
- Multiple living and dining zones, allowing seamless everyday living with exceptional privacy and flexibility.
- " Quality inclusions throughout, including solar, air-conditioning, ceiling fans, security screens, plantation shutters and quality window furnishings, updated lighting, and tasteful neutral décor-ensuring absolute comfort and easy liveability from day one.

Despite its peaceful, private position, this home ensures effortless convenience to every essential amenity. Premium opportunities of this calibre-particularly single-level homes on substantial land-are exceptionally rare in Chermside West. After nearly 20 years of cherished family living, the current owners are ready to pass this much-loved residence on to its next fortunate chapter. This is the perfect property in the perfect location-act promptly to avoid disappointment.

Quick Facts

- " Age: Approx. 35 years
- " Land Size: 1,012m²
- Council Rates: \$591.05 per quarter
- Rental Appraisal: Available on request
- School Catchments: Aspley State School and Craigslea State High School

MORE DETAILS

Property ID 3BARF1R
Property Type House
Land Area 1012 m2
Including Ensuite
Study
Air Conditioning
Toilets (2)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Solar Panels
Water Tank

Amanda Waters 0402 109 955

Principal and Licensed Real Estate Agent | awaters@ljhooker.com.au

LJ Hooker Aspley | Chermside (07) 3263 6022

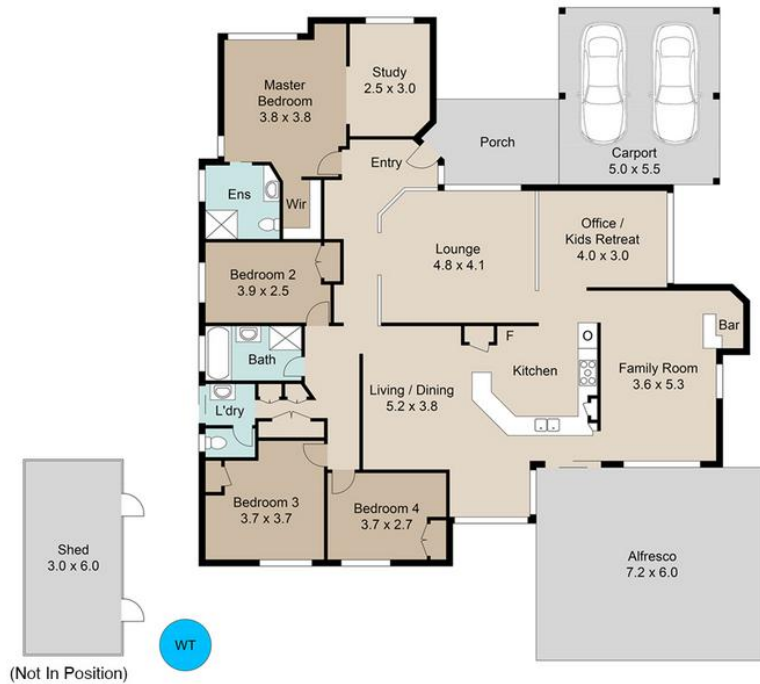
1359 Gympie Road, ASPLEY QLD 4034

aspley.ljhooker.com.au | aspley@ljhooker.com.au



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Internal 190 m² | External 89 m² | Total 279 m²

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.