



49 Bramcote Street, Chermside West




## Immaculate Brick & Tile Beauty with Double Shed - Walk to Hospitals, Parks, Shops & Express Bus

Perfectly positioned in one of Chermside West's most sought-after and convenient locations, this beautifully maintained home will immediately impress with its immaculate presentation and exceptional lifestyle appeal.

Ready to move straight in or rent out immediately, the home is ideally located just a short walk to Prince Charles and St Vincent's Hospitals, quality local schools (primary and secondary), parkland, and a variety of shopping options including the popular Westfield Chermside shopping, dining and entertainment precinct. City commuters will also appreciate the short stroll to the express bus service.

This family-friendly location offers easy access to the Brisbane CBD (approximately 12km) and is just a short drive to Brisbane Airport as well as the Sunshine and Gold Coast motorways.

Lovingly maintained by long-term owners, the home presents

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### FOR SALE

For Sale Now

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



beautifully for its next owner-occupier or investor. Inside you'll discover stunning polished timber floors, a fresh neutral colour palette, ceiling fans and air conditioning, a charming kitchen and tidy bathroom, plus internal stairs leading to extensive storage, workshop space and secure garaging.

Every now and then a home comes along that truly stands out - and this is certainly one not to be missed.

#### Special Features Include:

- Solid and low-maintenance brick and tile construction
- Double shed plus additional off-street parking for a caravan, boat or trailer
- Generous 610m<sup>2</sup> block
- Functional floor plan offering effortless indoor/outdoor living and plenty of space to enjoy
- " Immaculately presented —perfect to move straight into or lease immediately
- Light-filled lounge and dining areas plus a large rear sunroom
- Three generous bedrooms all on one level, plus space for a study
- Exceptional storage options, secure garaging and abundant off-street parking
- Additional features include ceiling fans, air conditioning, security, and direct rear pedestrian access to Webster Road for ultimate convenience
- Walking distance to Craigslea State School, Somerset Hills State School and Craigslea State High School
- Excellent rental potential offering a strong "set-and-forget" investment opportunity in a highly convenient location

Move forward with confidence - this outstanding home offers the perfect opportunity for both homeowners and investors. With its unbeatable location and immaculate presentation, this is a property that will not last long.

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

#### Quick Facts

Land Size: 610m<sup>2</sup>

School Catchments: Craigslea State School & Craigslea State High School

## MORE DETAILS

Property ID 3BYHF1R  
Property Type House  
Land Area 610 m2  
Including Study  
Air Conditioning  
Toilets (2)  
Courtyard  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Remote Garage  
Water Tank

### **Amanda Waters 0402 109 955**

Principal and Licensed Real Estate Agent | [awaters@ljhooker.com.au](mailto:awaters@ljhooker.com.au)

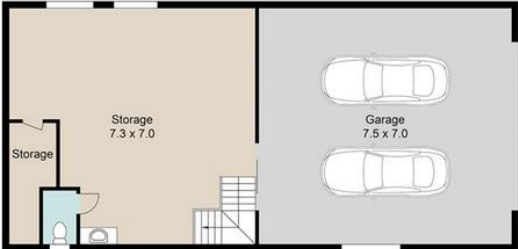
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Ground Level



Upper Level



Internal 170 m<sup>2</sup> | External 113 m<sup>2</sup> | Total 283 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.