








5 Backford Street, Chermside West

# Affordable Family Living in a Prized Parkland Location with Outstanding Potential

Positioned in one of Chermside West's most sought-after and tightly held pockets, this beautifully maintained home delivers the perfect balance of comfort, convenience and future potential. Set in a peaceful, family-friendly street and within easy walking distance of parks, schools, shopping, hospitals and express city transport, this is an outstanding opportunity for homeowners and investors alike.

Homes in this location are always in demand —and it's easy to see why.
Nestled amongst quality homes, the property enjoys an enviable lifestyle with Huxtable Park and Raven Street Bushland Reserve nearby, excellent public and private schools, the Rode Shopping Centre and dining precinct (including Woolworths), and an express city bus just a short, safe stroll away. You'll also appreciate being only 12km from the Brisbane CBD, moments from Prince Charles and St Vincent's Private Hospitals, and minutes to the retail, dining and entertainment destination of Westfield Chermside.

Lovingly cared for by its long-term owners, the home showcases

3 1 4

**FOR SALE**
$999,999+

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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.

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freshly polished hardwood timber floors, high ceilings, a neutral colour palette and an immaculate original kitchen and bathroom. Comfortable as is, it also presents exciting scope to renovate, modernise or further enhance over time to add significant value.

Designed for easy living, the spacious open-plan lounge and dining areas flow seamlessly onto a generous rear entertaining deck —the perfect place to enjoy your morning coffee, unwind with an evening drink or entertain family and friends while overlooking the private backyard.

Positioned on a beautifully landscaped and fully fenced 617m² allotment, the home offers a peaceful outdoor sanctuary with plenty of room for children and pets to play, keen gardeners to enjoy, or future improvements if desired.

Practicality is also well covered, with a double carport at the front of the home plus a double garage, laundry and extensive storage underneath, providing exceptional flexibility for growing families, hobbyists or tradespeople.

Combining timeless character, exceptional location and endless potential, this is a home that will appeal to first home buyers, families, renovators and savvy investors looking to secure a quality property in one of Brisbane's most convenient suburbs.

Property Features
" Beautifully maintained and presented throughout —simply move in and enjoy or rent immediately
" Fully fenced and private 617m² low-maintenance allotment
• Quiet, family-friendly street surrounded by quality homes
• Spacious open-plan living and dining flowing effortlessly to the entertaining deck
• Immaculate original kitchen with excellent functionality
• Expansive covered rear deck ideal for year-round entertaining
• Three generous bedrooms, two with built-in wardrobes
• Well-maintained family bathroom with separate toilet
• Freshly polished hardwood timber floors and high ceilings
• Air conditioning, security screens, insect screens and a new hot water system
• Double carport plus double garage, laundry and abundant under-house storage
• Outstanding opportunity to renovate or add value over time
• Excellent rental appeal in a high-demand location

Opportunities like this are becoming increasingly rare. Offering an exceptional lifestyle, outstanding convenience and exciting future potential, this is a property you'll be proud to call home.

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

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

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## MORE DETAILS

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|---|---|
| Property ID | 3CQEF1R |
| Property Type | House |
| Land Area | 617 m2 |
| Including | Air Conditioning<br>Deck<br>Workshop |









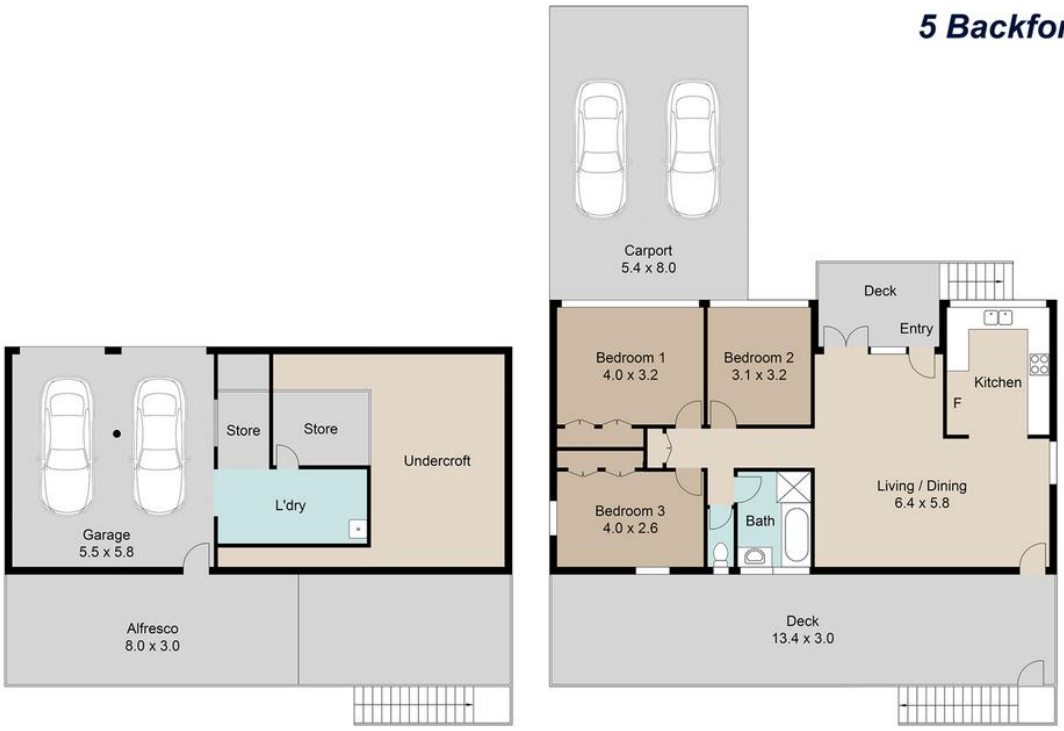


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# 5 Backford Street




Ground Level

Upper Level

N

***Internal 98 m²  |  External 180 m²  |  Total 278 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.*

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