



Chermside West, 56 Pullford Street

ITS LOVE AT FIRST SIGHT...Post War with Parkland Position!

THE ONE you've been searching for, this fantastic postwar home is incredibly well presented, packed with great value and positioned just metres to parkland in one of Brisbane's hottest suburbs —Chermside West! Well maintained over the years by home owners, this home is presented to please, and offers unbeatable value for both investors and home buyers. Don't miss the chance to secure an immaculate, value-packed buy in one of the Inner North's most popular and sought-after suburbs! Surrounded by parks and transport options, the home is also just moments from Prince Charles and St Vincent's Hospitals, a selection of quality primary and high schools and child care centres, and the incredible Westfield Chermside shopping and entertainment precinct- the location is superb and so easy!

You will love...

* The condition of the home —Lovingly maintained by its owners with fresh paintwork,



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For Sale
For Sale Now

View
ljhooker.com.au/37VGF1R

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LJ Hooker Aspley | Chermside
(07) 3263 6022

polished hardwood flooring throughout and a highly desirable floor plan, you can simply move straight in and be very comfortable here

- * Still plenty of potential to value add and enhance at your leisure if desired
- * The wonderful 607m2 block offers a beautiful, safe oasis for children, pets and gardeners to enjoy
- * Set across one level, the home offers an easy and appealing floor plan catering brilliantly to singles, couples or families alike
- * Lovely, central updated kitchen with great storage capacity, dishwasher and near new Blanco 5 burner gas cooktop, rangehood and oven
- * A generous lounge area with French doors flowing out to a delightful front veranda —the perfect spot to enjoy a twilight drink or morning coffee
- * The dining area adjoining the kitchen is spacious also and provides great functionality
- * Three generous, light filled bedrooms (all with built in wardrobes)
- * Immaculate refurbished main bathroom with bath and shower and a separate toilet
- * Superb additional space under the home that offers opportunity for a studio, home office or teenage retreat
- * All the extras that you are seeking —security, new LED lighting, ceiling fans and ducted air conditioning just to name a few!

Ready for immediate sale, be sure to come and view this delightful home to fully appreciate ALL that's on offer! Brimming with value and appeal and with a premium location, it will be the perfect home or investment for its next lucky owner!

QUICK FACTS:

Land Size: 607sqm

Rental potential: Approximately \$650-\$670 per week

School Catchments: Craigslea State School & Craigslea State High School

More About this Property

Property ID	37VGF1R
Property Type	House
Land Area	607 m ²
Including	Air Conditioning Ducted Cooling Toilets (1) Balcony Dishwasher Floorboards Built-in-Robes Secure Parking

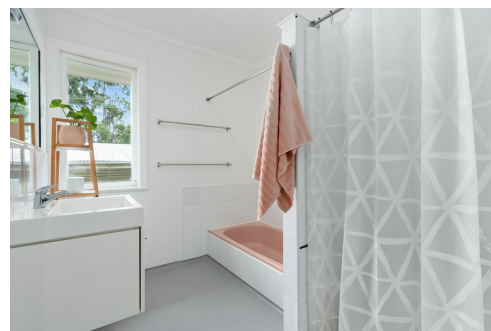
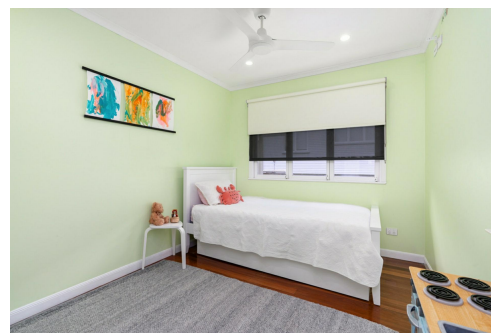
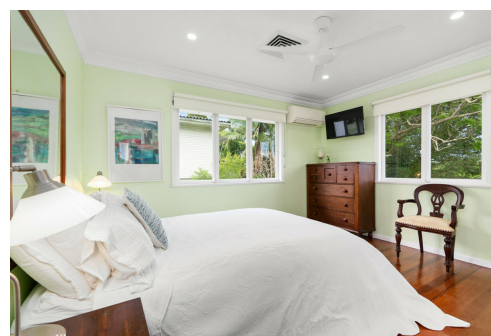
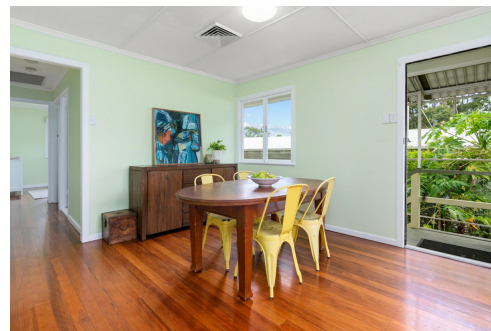
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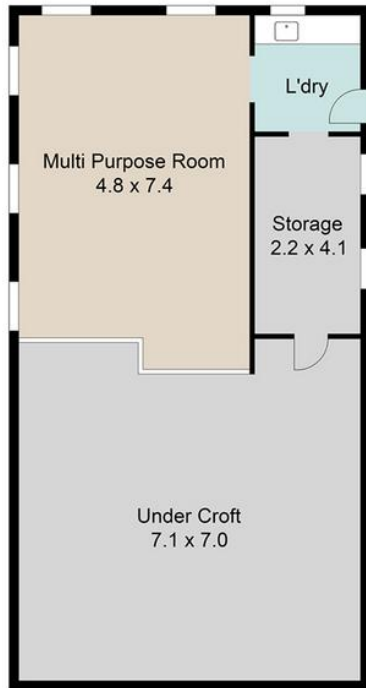
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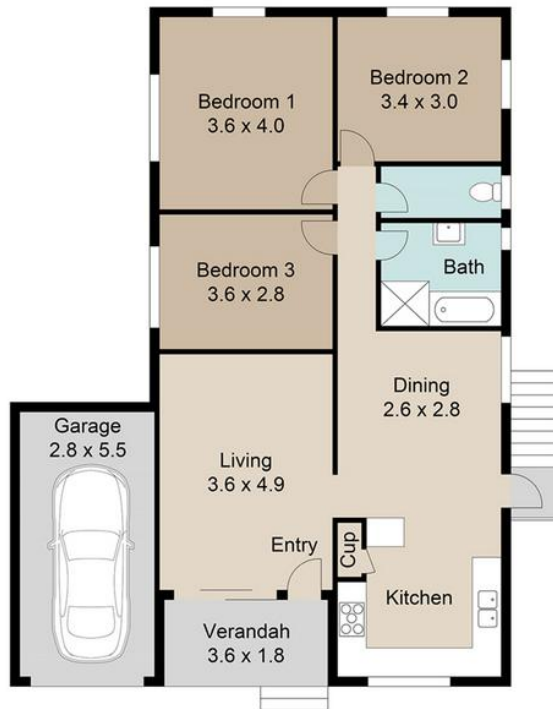
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Lower Ground Level



Ground Level

Internal 139 m² | External 70 m² | Total 209 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.