



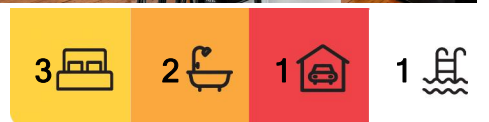
## Chermside West, 686 Hamilton Road

### Dream Renovated Colonial with Pool & Shed

Perfectly positioned with the desirable north facing aspect and a superbly convenient location, this renovated colonial offers an incredible opportunity for those seeking the "finished product" and an exceptionally easy City lifestyle. Recently renovated and meticulously presented by its owners, the home will be the premium home or investment opportunity that you have been eagerly awaiting...

Enter the home and instantly feel the classic charm of the central hallway, high 10 foot ceilings, VJ walls, wide polished floorboards, fretwork, casement windows, and an overall incredible appeal. All the character and traditional features have been skillfully offset with a contemporary and premium renovation that ensures that this is the home that you will immediately fall in love with. With ALL of the hard work already completed, you can simply settle in and position your furniture, with no need for expensive renovations or upgrades.

The open plan living and dining areas have spacious proportions, adjoin the kitchen, and



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**Contact**  
**Amanda Waters**  
0402 109 955  
[awaters@ljhooker.com.au](mailto:awaters@ljhooker.com.au)



**Disclaimer:** 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 Aspley | Chermside**  
**(07) 3263 6022**

flow effortlessly out to the large rear entertaining deck, beautiful backyard and inground swimming pool. There are 3 bedrooms, including a sizeable master suite with built in wardrobes and a stunning ensuite. The superb kitchen is well designed with a large stone island bench, new appliances including induction cooktop and large oven, and an abundance of storage capacity.

Entertaining is effortless on the large rear deck, which overlooks the beautifully secure backyard and sparkling magnesium pool. This is the dream space for families or gardeners and provides a lush inner-city escape. There is a large 6 x 4m rear shed, which offers power and water and the ideal storage or studio space.

Homes in this location and of this calibre don't become available very often, so we encourage you to inspect without delay.

Special features of this property include:

- \* An elevated 607sqm north facing level block
- \* The home is a classic colonial with incredible street appeal and so many charming and original features throughout
- \* A comprehensive renovation has transformed this home into an idyllic and incredibly appealing home or easy investment choice
- \* A sunny front veranda captures Moreton Bay breezes and a lovely north facing suburban outlook
- \* Enter the home and instantly feel the classic charm of the central hallway, high 10 foot ceilings, VJ walls, fretwork, casement windows
- \* 3 bedrooms including a spacious master suite with beautiful, luxurious ensuite
- \* A delightful main bathroom with integrated laundry offers an ultra deep bathtub and quality cabinetry
- \* The open plan living and dining areas flow perfectly to the central kitchen, and out to the rear deck and amazing rear entertaining area and deck
- \* A delightful central kitchen with stone benchtops and an island breakfast bar, new appliances
- \* The home offers the dream backyard which is exquisitely landscaped and has a manicured lawn. This is a magical space that buyers will fall in love with. The block is fully fenced making it very safe for children and pets.
- \* There is also a detached 6 x 4m shed offering superb storage or studio potential with water and power already in place
- \* There is secure parking under the home, as well as additional off-street parking for extra car, boat or trailer
- \* Remote front entry gate for absolute security and easy access to the property
- \* Additional upgrades include new feature and pendant lighting, air-conditioning, fans, and a 6.6kilowatt solar system
- \* A safe and easy walk to the Craigslea Primary and High Schools, parks, cafes, day care centres and City Express 345 bus stop. Just moments to the Westfield Chermide shopping, dining and entertainment precinct and Hospitals also.

An inspection of this fabulous property will not fail to impress. A unique offering, this property offers a fantastic parcel of prime real estate with a classic Colonial home offering incredible appeal and a spectacular renovation. Contact Amanda Waters now to arrange your viewing.



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## More About this Property

Property ID	39K5F1R
Property Type	House
Land Area	607 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

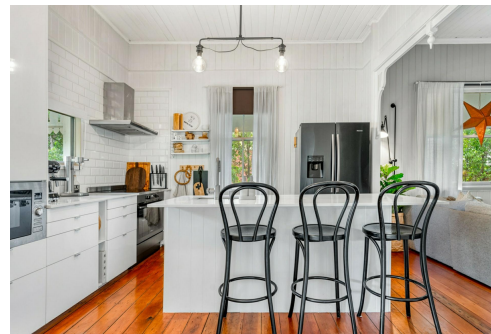
**Amanda Waters 0402 109 955**

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

**LJ Hooker Aspley | Chermside (07) 3263 6022**

1359 Gympie Road, ASPLEY QLD 4034

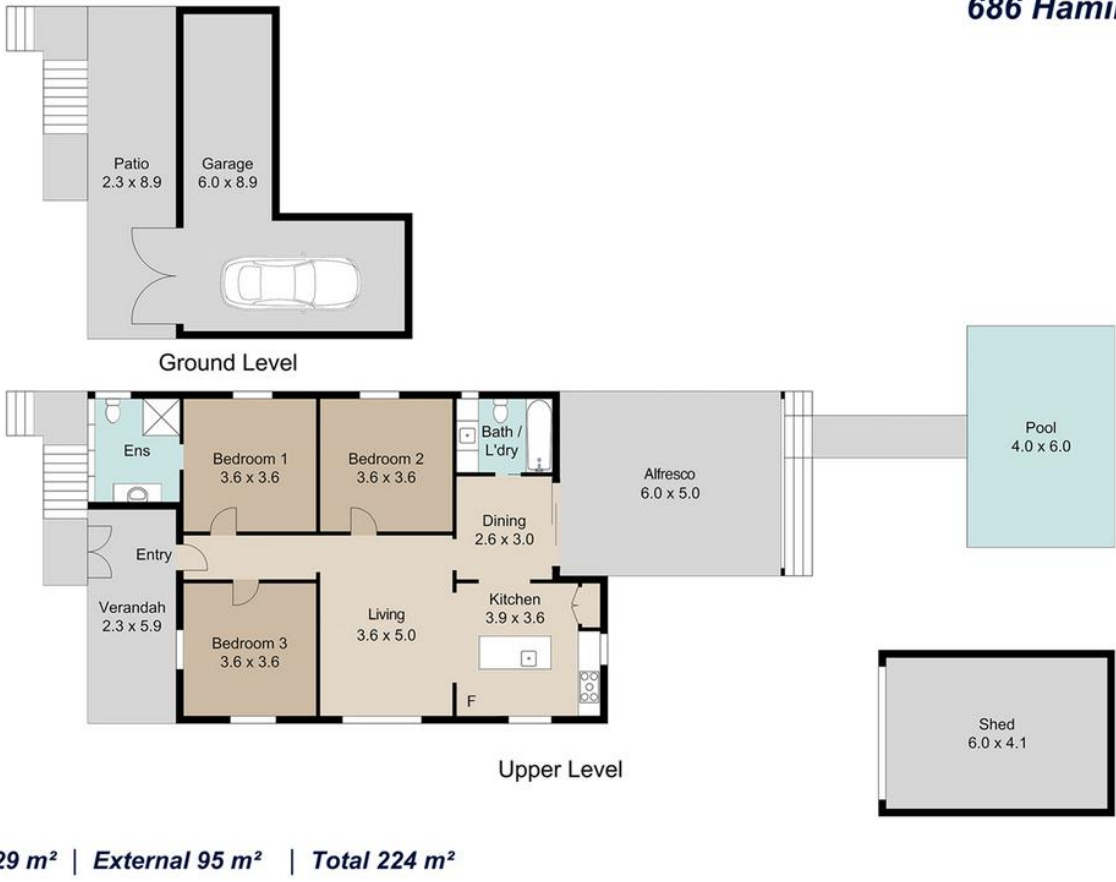
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Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.