

74 Stringybark Drive, Chermside West

## Easy-Care Lowset Living in a Prime Parkside Position

Positioned in one of the Northside's best-kept pockets and surrounded by quality homes and a welcoming community, this is a rare opportunity to secure a blue-chip address with a charming single-level brick residence to match.

Set on a level and low-maintenance 476m<sup>2</sup> block directly opposite tranquil parkland, this well-designed home offers effortless living with a functional floor plan suited to singles, couples, families, and savvy investors alike. Combining lifestyle appeal, practicality, and future potential, this is an offering that truly stands out.

Enjoy exceptional convenience with everything you need just moments away—including city express bus services, highly regarded local schools, private school transport, and a wide array of shopping, dining, and entertainment options at Westfield Chermside. Major hospitals, including Prince Charles and St Vincent's, are also within close proximity.

Offering relaxed, easy living in a highly sought-after location, this is the ideal home or investment opportunity—act quickly to secure it.

Property Features:

3  2  2 

**FOR SALE**

For Sale Now

**VIEW**

Thu 23rd Apr @ 4:00PM - 4:30PM

**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**

- " Premium 476m<sup>2</sup> level block positioned directly opposite bush reserve and parkland
- Spacious and practical floor plan offering flexibility for a range of lifestyles
- Multiple living and dining zones providing space, versatility, and privacy
- Generous central kitchen with ample bench space-ideal for everyday living and entertaining
- Covered outdoor entertaining area flowing seamlessly from the living spaces, overlooking a manicured lawn and low-maintenance gardens
- Master bedroom with walk-in robe and ensuite; additional bedrooms include built-in wardrobes
- Comfort and convenience assured with NBN connectivity, air conditioning, ceiling fans, neutral finishes, and security features
- Excellent scope to renovate, enhance, or add value over time
- Strong investment potential in a high-demand location

With easy access to major transport links connecting to Brisbane CBD, the airport, Sunshine Coast, and Gold Coast, this location offers outstanding lifestyle convenience. Families will appreciate the ability for children to walk safely to Aspley State School, nearby parks, and public transport.

This is the opportunity you've been waiting for.

#### Property Quick Facts:

Land Size: 476m<sup>2</sup>

Current market rental appraisal: \$800-\$850 per week

Rates: Approx. \$699.30 per quarter

School Catchment: Aspley State School & Craigslea State High School

#### MORE DETAILS

Property ID	3C4UF1R
Property Type	House
Land Area	476 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

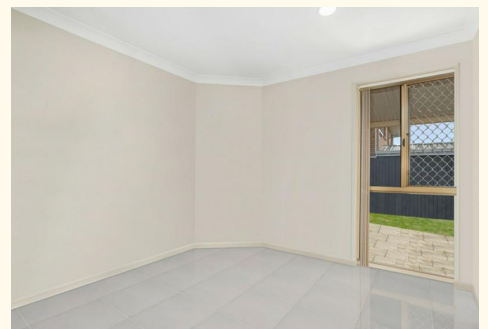
**Amanda Waters 0402 109 955**

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

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

1359 Gympie Road, ASPLEY QLD 4034

[aspley.ljhooker.com.au](http://aspley.ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au)



## 74 Stringybark Drive



**Internal 119 m<sup>2</sup> | External 58 m<sup>2</sup> | Total 177 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.*