



Chermside West, 9 Ashley Road

Large Brick Home with Dual Living on 1,012 sqm — Incredible Opportunity to Renovate, Redevelop & Profit!

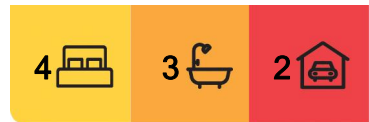
Perfectly positioned with the most desirable a north/east aspect, in one of the best streets in Chermside West, this 1970's cavity brick multi level home is set on a massive 1,012sqm block and will suit buyers seeking a BIG family home or the premium investment choice, offering well appointed dual living or home business space under, soaring high ceilings and light filled spaces, a large yard, and a location that is within a short, safe walking distance to schools, parkland and bush reserve, hospitals, express bus and an array of shopping options.

The substantial size of the block ensures that there is subdivision potential (STCA) and possible development opportunities available here also if desired.

The home occupies an elevated position in a quiet and leafy street, and is surrounded by other quality homes. The home is of cavity brick construction with a tile roof, solid



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For Sale
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ljhooker.com.au/37UHF1R

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hardwood frame, beautiful polished floors, and a floorplan that interacts seamlessly, but allows for separation and wonderful dual occupancy for larger or blended families. There is incredible opportunity to enhance, renovate or rebuild here and the possibilities are endless!

The home is perfectly positioned to the left of the block allowing side access and an abundance of off-street parking. The superb elevated position, suburban views and delightful breezes are immediately impressive here also. The upper level includes a large formal lounge room, formal dining, kitchen, main bathroom, and 3 extremely generous built in bedrooms plus a study.

There is a lovely entertaining deck that adjoins the kitchen, and offers a lovely vista out to the North/East and across the leafy garden and backyard.

There are internal stairs that connect the two levels and lead down to the garaging, laundry, a 2nd home office, work shop PLUS INCREDIBLE DUAL LIVING SPACE. The dual living has its own separate entry, a spacious, air conditioned lounge, dining and kitchen space plus an adjoining built in bedroom and ensuite bathroom. This area provides the perfect separate space for larger families, dual occupancy or a home business.

The home is within a convenient distance of some excellent local schools (Aspley State School and Craigslea State School and State High School), public transport (express bus stop around the corner) and the retail hearts of both Aspley (Aspley Hypermarket) and Chermshire (Chermshire Markets and Westfield). The family friendly location is superb and within easy reach of the Brisbane CBD (11km), Gateway Motorway and Brisbane Airport. Queensland's largest Shopping Centre, "Westfield Chermshire", is just a short 5-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

Absolutely loaded with potential and possibility on an amazing 1,012sqm block in the heart of one of Brisbane's most sought-after suburbs, genuine buyers should act fast to avoid disappointment.

Special features of this property include:

- *An elevated 1,012sqm capturing an idyllic and elevated north/east aspect with wide frontage and incredible street appeal
- *A large multi level cavity brick home with wonderful architectural style throughout
- *Packed with potential to enhance and renovate or redevelop entirely
- *Glorious hardwood flooring throughout the upper level
- *A wonderful floorplan to spread out in and enjoy
- *The lower level is brilliantly appointed and caters perfectly to an array of needs and desires —ready-made dual living with kitchen, bedroom and bathroom, a teenager retreat or large home office
- *A wonderful family friendly backyard with plenty space for additional development
- *Brilliant off street parking capacity for boat, van or trailer PLUS double lock-up garage PLUS additional secure storage and workshop space for the handyman
- *Positioned in an elevated pocket of Chermshire West within walking distance of excellent local schools and express buses to the City. A variety of Brisbane's best private schools



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collect children at the bus stop at the end of the street.

Please contact AMANDA WATERS for further information or to arrange your viewing.

Land Size: 1,012m2

Year Built: Late 1970's (approx.)- well maintained by original family

School Catchments: Aspley State School, Craigslea State High School

Rental appraisal: approximately \$1000- \$1100 per week

More About this Property

Property ID	37UHF1R
Property Type	House
Land Area	1012 m ²

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Ground Level



Upper Level

Internal 325 m² | External 20 m² | Total 345 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.