



2/397 Trouts Road, Chermide West

## Beautiful Townhouse with Bushland Views + Double Garage

Positioned in an elevated, whisper-quiet location overlooking the peaceful Chermide Hills Reserve, this stunning contemporary townhouse offers the perfect blend of style, space, privacy, and convenience. Whether you're searching for a low-maintenance home in a serene setting or a savvy investment in a high-demand suburb, this beautifully presented residence delivers on all fronts.

Offering an unbeatable lifestyle opportunity just 5 minutes to Westfield Chermide and only 20 minutes to the Brisbane CBD, this townhouse combines tranquil bushland surrounds with exceptional accessibility.

### Why You'll Love It:

- **Idyllic Bushland Outlook:** Enjoy a peaceful setting with uninterrupted views of the Chermide Hills Reserve, complete with walking trails, native wildlife, and leafy serenity - right at your doorstep.
- **Immaculate & Modern:** Built in 2016 and meticulously maintained, this home feels brand new, offering nothing to do but move in and enjoy.

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### FOR SALE

For Sale Now

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermide  
(07) 3263 6022

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- **Generous Layout:** Spanning two spacious levels, the townhome features light-filled open-plan living and dining areas that flow seamlessly to two private courtyards - perfect for entertaining or relaxing.
- **Gourmet Kitchen:** A sleek stone kitchen equipped with quality near-new appliances, a pantry, dishwasher and ample storage capacity including a separate walk in storage space.
- **Comfort Year-Round:** Air conditioning and ceiling fans throughout ensure your comfort in every season.
- **3 Spacious Bedrooms:** All bedrooms include built-in robes. The master suite boasts a walk-in robe, private veranda, and modern ensuite - your own peaceful retreat.
- **Stylish Bathrooms:** Family-sized main bathroom with bath and shower, ensuite to master, plus an additional powder room on the lower level for guests.
- **Double Lock-Up Garage:** Secure internal access and excellent storage options.
- **Thoughtful Touches:** LED lighting, contemporary finishes, security screens, quality window furnishings, and tiled and carpeted flooring throughout.

#### The Location:

Set at the front of a boutique complex of 37 architecturally designed homes, this residence enjoys both privacy and prestige. You'll love being:

- Walking distance to parks, playgrounds, and scenic bushland trails
- Minutes from Westfield Chermside, major hospitals (Prince Charles & St Vincent's), public transport, and local schools
- Within the catchments of Craigslea State School & Craigslea State High School
- 15 minutes to Brisbane Airport and 20 minutes to the CBD

#### A Smart Investment:

- Rental Appraisal: Circa \$700 per week
- Year Built: 2016
- Low-maintenance complex with strong rental appeal

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This rare opportunity offers a lifestyle of comfort, convenience, and natural beauty - all in one of Brisbane's most tightly held locations. Whether you're investing or nesting, this townhouse ticks every box. Act quickly - properties of this calibre don't last long!

## MORE DETAILS

Property ID 3B2VF1R  
Property Type Townhouse  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Courtyard  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage

**Amanda Waters 0402 109 955**

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# 2/397 Trouts Road



Ground Level



Upper Level



**Internal 99 m<sup>2</sup> | External 60 m<sup>2</sup> | Total 159 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.*