



## Coorparoo, 177 Chatsworth Road

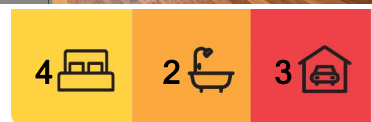
### FAMILY ENTERTAINER ON 981m2

Your family and friends are going to love this fully fenced secure backyard, with enough room to play cricket, soccer and just run wild or you can relax on the large timber deck that overlooks this massive yard.

Located at the top of the street and in an elevated position allowing you to enjoy the sensational suburban views, across to the city.

Upstairs boasts four bedrooms, a study, large lounge and dining area and sunroom, which benefits from the northern aspect with plenty of natural sunlight. You'll also fall in love with the beautiful cornicing throughout adding to the charm and character of this home.

Going down the internal stairs you will find a multi-purpose room, heaps of storage space and rumpus area, along with the laundry, 2nd bathroom and room for three cars under the house. On this level you have access to the enormous backyard, where your imagination



**For Sale**  
UNDER CONTRACT

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[ljhooker.com.au/BD82F2S](http://ljhooker.com.au/BD82F2S)

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**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.

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can go wild.

This really is a perfect house for families of all sizes. But let there be no mistake. This is so much more than a very large, high-set, solid, family brick home. This prime, elevated, mammoth block of land in the much sought after, pristine suburb of Coorparoo will be the next purchasers investment gem. Blocks of land this size are as rare as hens teeth anywhere within the Inner City but to see one on the market is nearly impossible. As the owners are retired, this home is being offered for the first time in 32 years. They can wait no longer. Now is the time to act and acquire and not regret missing out later. This could be an additional superannuation ticking along ripening for frutrition ready to explode in value as the clock counts down towards the opening of the Brisbane Olympic Games, approximately 3km away.

Features at a glance:

- Sunroom, kitchen, lounge and dining area upstairs with city views
- Four bedrooms with built-in robes and an open-plan study upstairs
- Airconditioning in the master bed, living and dining area
- Ground floor rumpus and multipurpose room
- Bathrooms on both levels and an internal laundry
- Huge under-house storage area
- Three-car garage and one off-street parking space
- 981sqm with approx. 415sqm which is backyard
- Approx 6km from the City Square
- Approx 3Km from the proposed Olympic Stadium

A perfect location for families with 3 parks and playgrounds within walking distance.

Rabbit and Co Café, Flute Café, Sings Asian Kitchen and local restaurants all within walking distance. Coorparoo Square and Martha Street Precinct are only a short drive away. Walking distance to city bus stops and local schools. Greenslopes Private Hospital, PA Hospital and M3 are all nearby, and the CBD is just 10 minutes away. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

## More About this Property

Property ID	BD82F2S
Property Type	House
Land Area	981 m <sup>2</sup>
Including	Air Conditioning

**Craig Barnes 0424 033 220**

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Internal : 281 sqm  
 External : 40 sqm  
 Storage: 44 sqm  
 Total Area : 365 sqm

Approximate Backyard Size : 415 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Floor plan created by [FastFOCUS.com.au](http://FastFOCUS.com.au)