







11/906 Hamilton Road, Mcdowall

Beautiful 4 Bedroom Townhome - Double Garage + Exceptionally Convenient Location!

This is your rare opportunity to secure a beautiful luxury townhome within the architecturally designed Hamilton Residences.

This stunning 4 bedroom townhouse is just 6 years old and has been thoughtfully designed with the highest quality fittings and finishes, spacious internal proportions and all of the extras you could hope for.

The chic modern design is complemented by the exceptionally convenient location - offering easy and direct access to shops, public transport, schools and parklands.

The property is currently vacant and ready to move in immediately without a cent to spend.

Opportunities like this are incredibly rare and never last long, so act quickly before you miss out!

4 2 2

FOR SALE
Motivated Seller - Submit Offers

VIEW
By Appointment

AGENTS
Joshua Waters
0417 800 991
jwaters@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.

KEY FEATURES:

- You will be immediately impressed with the high quality of finishes offered by this premium townhome.
- " Currently vacant and ready to move in immediately.
- " Very affordable body corporate fees —approximately $471 per quarter!
- Designer kitchen with 40mm stone benchtops (including large island bench), premium Bosch Appliances (Dishwasher, Electric Cooktop, Oven & Rangehood) and an abundance of storage.
- Spacious open plan lounge and dining area with 2.7m high ceilings.
- Ducted Air-conditioning (zoned) and ceiling fans throughout.
- 4 generous bedrooms with built-in robes, including a walk-in robe to master bedroom.
- 2 luxurious bathrooms, including a family friendly bath to main bathroom and ensuite to master bedroom.
- Study nook.
- Separate powder room downstairs.
- Internal laundry.
- Private, low maintenance courtyard with covered alfresco area overlooking nearby bushland.
- " Double Garage plus additional space to park on the driveway.
- " Other extras include —Bluetooth ceiling mounted speakers, quality flooring, window blinds, NBN connectivity.
- The complex is incredibly well maintained and features 2 open space areas including an outdoor barbeque facility, undercover pavilion with tables and chairs, children's swings and play equipment and a kick and play area.

EXCEPTIONALLY CONVENIENT LOCATION:

- " Situated adjacent to McDowall Village, providing cafés, restaurants, boutique food retailers, supermarket, childcare center, medical facilities and a gym
- " 5 minute drive to Westfield Chermside
- " 5 minute drive to 3 Hospitals —North West Private, Prince Charles and St Vincent's
- Walking distance to express buses direct to the CBD and surrounding area
- Numerous parks nearby as well as being just 200m from Chermside Hills Reserve which offers 129ha of parklands with walking trails
- 7 Schools within a 3km radius, including McDowall State School (0.8km), Northside Christian College (1.5km) & Craigslea State High School (2.6km)

For more information or to arrange your inspection please call Joshua Waters.

DISCLAIMER: The agent has taken reasonable steps to verify the accuracy of the information contained in this marketing material. However, all information is provided as a guide only and should not be relied upon as a representation of fact. Prospective buyers should make their own enquiries, conduct appropriate due diligence and obtain independent advice to satisfy themselves as to the property's features, condition, suitability and the accuracy of all information provided. In the event of any inconsistency, the property's Form 2 Seller Disclosure Statement will prevail. Where a property is offered for sale by auction or without a price, no price guide can be provided. Any price bracket displayed on a website or property portal may be automatically applied for search and filtering purposes only. Marketing images may include virtual furniture, digital staging, enhancements or AI-generated alterations for illustrative purposes and may not accurately reflect the property's actual appearance, features, condition, layout or views. Buyers should rely on their own inspections and enquiries.

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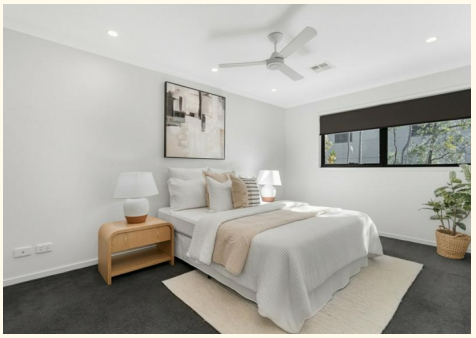
MORE DETAILS

Property ID	3CRHF1R
Property Type	Townhouse
Including	Study
	Air Conditioning
	Toilets (1)
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage







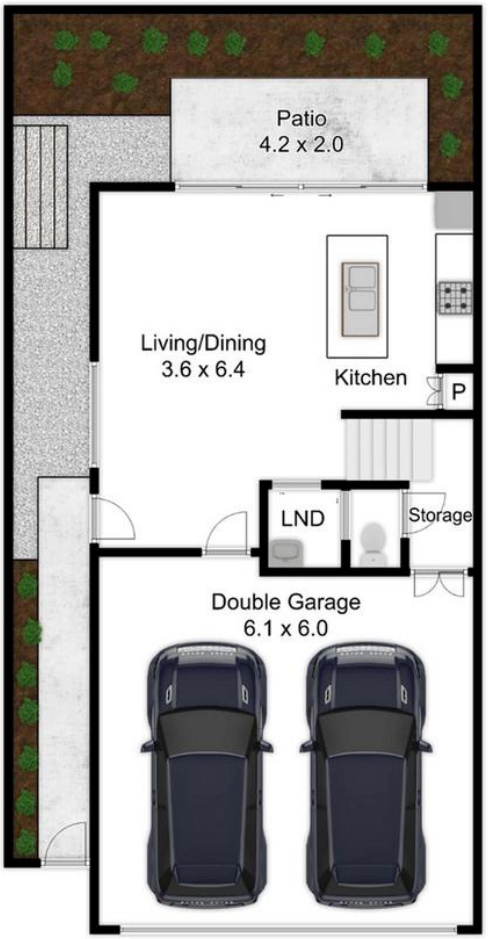




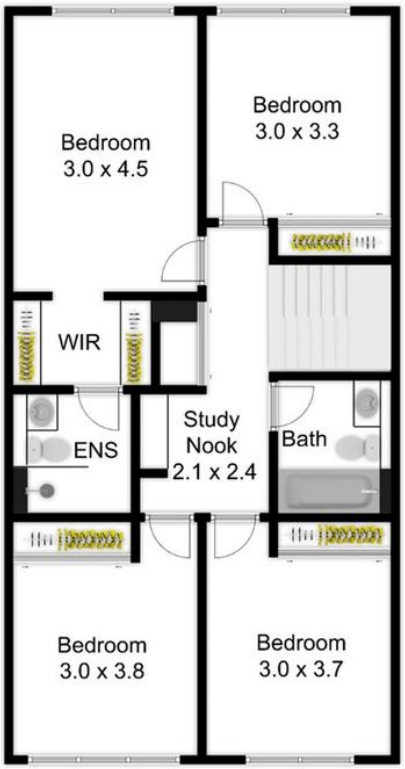
Joshua Waters 0417 800 991
Business Owner, Sales Consultant and Registered Valuer | jwaters@ljhooker.com.au

LJ Hooker Aspley | Chermside (07) 3263 6022
1359 Gympie Road, ASPLEY QLD 4034
aspley.ljhooker.com.au | aspley@ljhooker.com.au

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GROUND FLOOR



1ST FLOOR

11/906 Hamilton Road, McDowall

Internal : 147 sqm
External : 7 sqm
Total Area : 154 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

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