



## Stafford Heights, 39 Chuter Street

### Light Filled Highset Home With Suburban Outlook

Occupying an elevated position in a popular pocket of Stafford Heights, this sizeable highset home will immediately impress you with its practical floorplan, fresh white paint palette and move in ready condition. The home is positioned on a sizeable 632sqm block and captures some wonderful suburban and mountain views from the front of the home.

The floorplan includes a spacious living/dining area, separate sunroom (acts as another living space), a well-appointed kitchen, 3 x bedrooms, a contemporary bathroom and a laundry on the main level. There is covered entertaining area that overlooks the backyard and garden, and a large double lock-up garage underneath the home. The home has hardwood floors through most of the upper level and has an abundance of light catching windows.

The home is within close proximity of some excellent local schools (Stafford Heights State School, Craigslea State High School and the Padua private school precinct), the Stafford

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3A4DF1R](http://ljhooker.com.au/3A4DF1R)

**Contact**  
**Daniel Waters**  
0412 847 849  
[dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)



**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.

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

Shopping Centre (cinema, restaurants and retail) and a short stroll to the city express buses (345). This family friendly location is simply superb and within easy reach of the Brisbane CBD (9km), Prince Charles and St Vincent Hospitals, Westfield Chermshire and a short drive to the Brisbane Airport and Sunshine and Gold Coast motorways.

You will fall in love with this home as soon as you see it....

Special features include:

- \* A sizeable 632sqm block occupying an elevated position within a popular pocket of Stafford Heights
- \* The home is set on the high side of the street, has excellent street appeal and captures a wonderful suburban outlook
- \* This spacious highset home has a fresh white paint palette, rich hardwood floors, an abundance of windows, spacious internal proportions and plenty of scope to add value if desired
- \* The living/dining area adjoins the kitchen and is the best place to take in the view
- \* A well-appointed kitchen with plenty of bench space and storage and a 900mm gas cooker and oven
- \* A wide sunroom with new flooring acts as another living space and is a light and bright room (north facing)
- \* 3 sizeable bedrooms with built-in wardrobes
- \* A contemporary family bathroom shower, vanity and separate toilet
- \* The laundry is on the main living level
- \* A double lock-up garage under the home provides excellent vehicle accommodation
- \* The covered entertaining area overlooks the backyard and garden

Delay will ultimately mean disappointment if you don't act quickly on this outstanding opportunity! For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Circa 1960's

Land Size: 632sqm

Council Rates: \$688.20/Qtr Approx.

Rental Return: \$700-750 per week Approx.

School Catchments: Stafford Heights State School, Craigslea State High School



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## More About this Property

Property ID	3A4DF1R
Property Type	House
Land Area	632 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Liveability

### Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

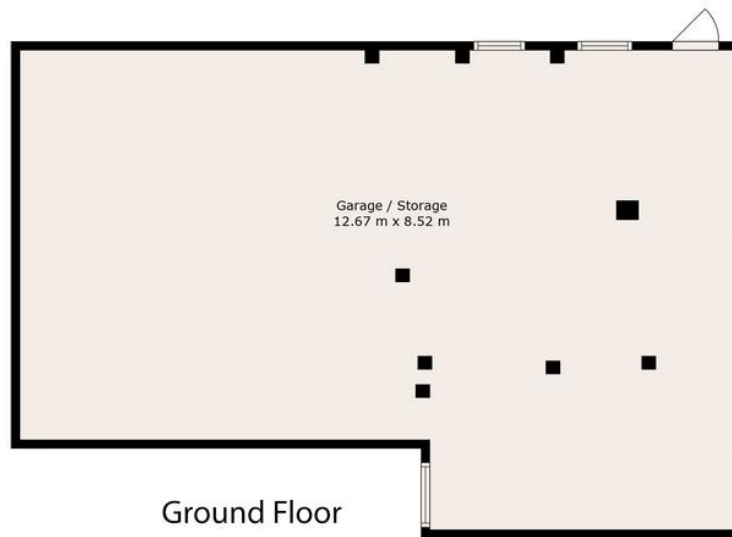
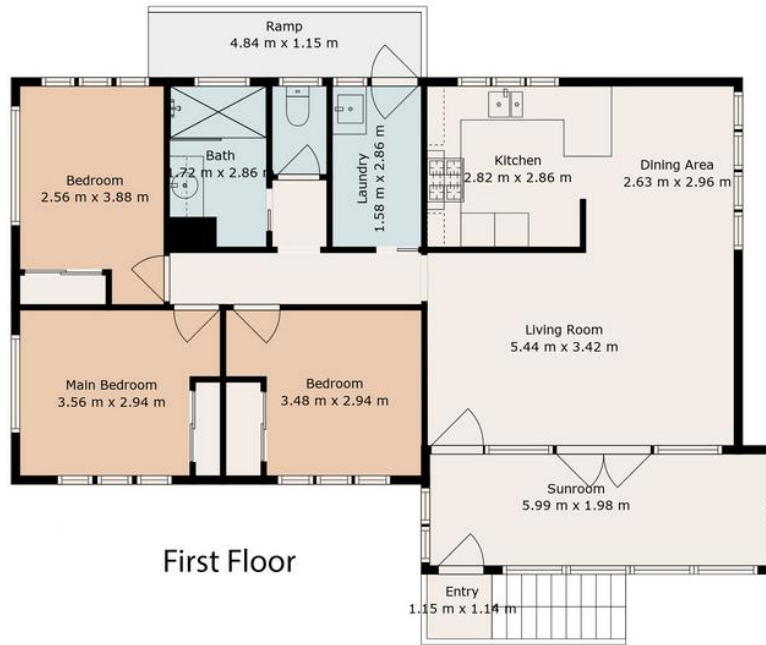
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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**