

Taigum, 316 Muller Road

Chic Modern Lowset —Presents Like New

Beautiful on the outside, brilliant on the inside, this faultless lowset home will appeal to the astute perfectionist who demands the best of everything. Still sparkling like new and with a wonderful floor plan, prepare to be impressed by the chic modern styling, high standard of finishes and spacious internal proportions.

The home is designed in a way that the living/dining, stunning chefs' kitchen and alfresco entertaining area all interact seamlessly. The home features 4 sizeable bedrooms, 2 well-appointed bathrooms and a double lock-up garage.

The home's practical floorplan is complemented by its coveted location, which is positioned towards the end of a no-through road, which is lined with contemporary homes and just 100 metres from a leafy park. The location is within a 3-minute drive of Taigum Square Shopping Centre (Woolworth and specialty stores) and a convenient distance of reliable public transport (bus and rail). It is within 15km of CBD, 10 minutes from Westfield

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For Sale
For Sale Now

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ljhooke.com.au/393FF1R

Contact
Daniel Waters
0412 847 849
dwaters@ljhooke.com.au

Jacob Ball
0417 649 903
jball@ljhooke.com.au



LJ Hooker Aspley | Chermside
(07) 3263 6022

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Chermside Shopping Centre and provides easy access to the Brisbane Airport and Gateway Motorway. Being a family friendly location, there are a variety of excellent public and private schools within a close proximity.

Special Features Include:

- * Low maintenance, lowset construction with many quality upgrades. The contemporary design provides a practical floorplan which incorporates spacious internal proportions, chic modern styling, neutral paintwork, quality tile and carpet flooring, air-conditioning and exceptional attention to detail throughout.
- * 4 large built-in bedrooms; The master suite has a walk-in robe and ensuite.
- * The open plan living/dining area adjoins the kitchen and flows out seamlessly to the alfresco entertaining area
- * The stunning chef's kitchen is the social hub of the home and features an Island bench, black stone benchtops, quality cabinetry and stainless steel appliances including a gas cooker with 900mm oven and dishwasher. This kitchen has been designed by someone who loves to cook and interact with family and guests at the same time.
- * Under roof alfresco entertaining area extends out seamlessly from the living/dining area and adjoins the low maintenance backyard
- * 2 beautiful quality bathrooms. Main bathroom features stone vanity and a separate bath and shower
- * Double remote garage
- * A low maintenance backyard, but providing enough space for children, pets and avid gardeners
- * Cool all year round with air-conditioning and ceiling fans
- * Quality blinds, an abundance of storage, insulation installed and NBN available
- * Outstanding rent and tax depreciation potential for savvy investors

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts:

Builder: Ausbuild

Year Built: June 2015

Land Size: 345sqm

Council Rates: \$506.75/Qtr

Rental Assessment: \$725-775 per week

School Catchments: Boondall State School, Sandgate District State High School



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More About this Property

Property ID	393FF1R
Property Type	House
Land Area	345 m ²
Including	Air Conditioning Dishwasher Built-in-Robes Fully Fenced

Daniel Waters 0412 847 849

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

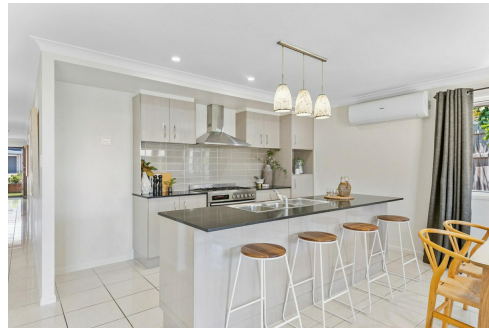
Jacob Ball 0417 649 903

Co-Agent " Daniel Waters Team | jball@ljhooker.com.au

LJ Hooker Aspley | Cherside (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034

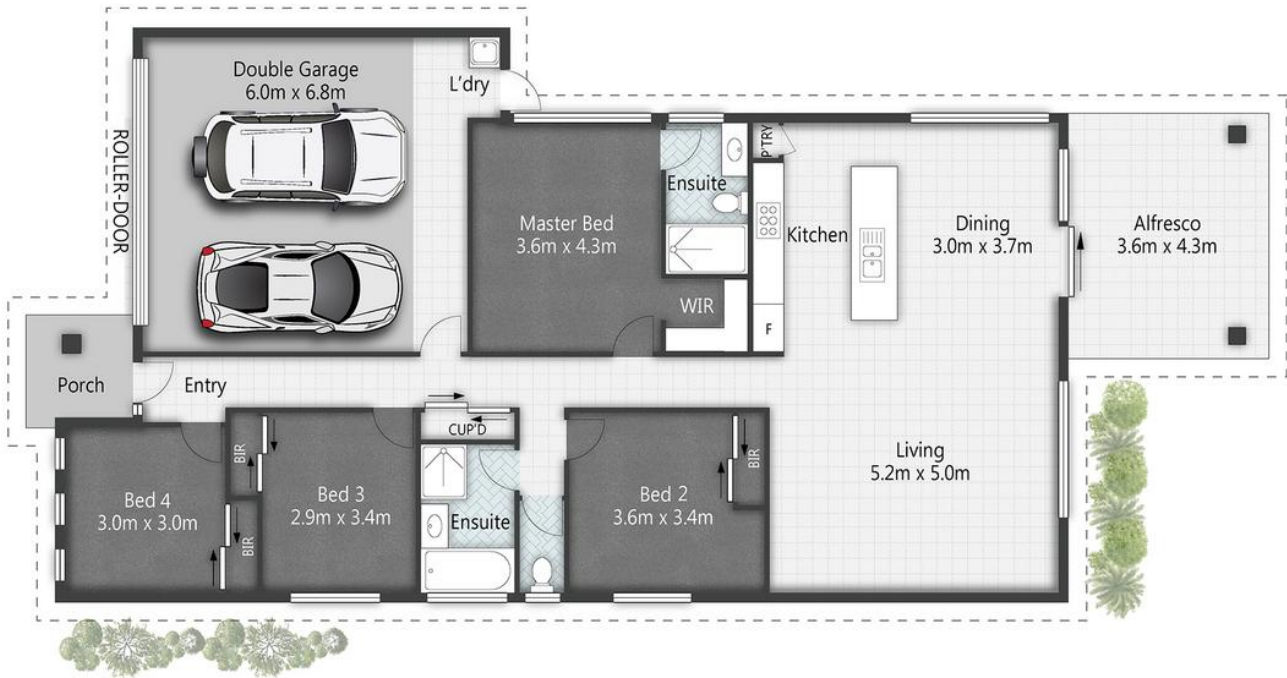
aspley.ljhooker.com.au | aspley@ljhooker.com.au



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**LJ Hooker Aspley | Cherside
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316 Muller Road TAIGUM

4 | 2 | 2 | 180m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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