



## Zillmere, 43 Illawong Street

### Elevated Highset in Premium Street —Space For Your Boat

Brimming with value and offering wonderful space over two levels, this property presents a fantastic opportunity to purchase a family home or investment in a high growth northside location.

Set on an elevated 546sqm block in arguably the suburb's best street, the home has a desirable highset floorplan which includes 3 decent sized bedrooms, a chic modern Caesarstone kitchen with Island bench, spacious lounge/dining area, an amazing, covered deck which overlooks the backyard and an enclosed sunroom. There are neat and tidy bathrooms on each level and a huge rumpus and office area on the ground level. Buyers seeking vehicle accommodation will appreciate the double lock-up garage and large tandem carport suitable for a boat or caravan. The home offers many recent upgrades including an 11Kw solar system, new air-conditioners, plantation shutters and downlighting.

3

2

5

**For Sale**  
For Sale Now

**View**  
[l.jhooker.com.au/39DQF1R](https://l.jhooker.com.au/39DQF1R)

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

**Jacob Ball**  
0417 649 903  
[jball@l.jhooker.com.au](mailto:jball@l.jhooker.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**

The block is fully fenced and provides a wonderful backyard for families, pets and avid gardeners.

Positioned in a popular pocket of Zillmere, which sits on the Aspley border, this beautifully presented home is within a short distance of some excellent local schools and is a 12-minute walk to the Zillmere train station. The family-friendly location is superb and within easy reach of the Brisbane CBD (11km), Prince Charles/St Vincent's Hospitals and Westfield Chermshire Shopping Centre (10-minute drive).

Appealing to buyers seeking a home they can move into or rent out immediately, this is a property offering a spacious highset floorplan, plenty of modern upgrades and complete convenience. You will fall in love with this home as soon as you see it....

Special features include —

- \* Solid brick and chamferboard construction with an iron roof. Internally the home has a quality hardwood frame, neutral paintwork, hardwood floors, internal stairs and generous proportions throughout.
- \* Plenty of street appeal and an elevated position that captures some cool Moreton Bay breezes
- \* Spacious open plan living/dining area upstairs adjoins the kitchen and extends out seamlessly to the deck
- \* The impressive Caesarstone kitchen has an Island bench, soft close cabinetry, an abundance of bench space and storage (lots of drawers), quality appliances and a plumbed in double fridge space
- \* The covered rear deck acts as another living space and can accommodate an outdoor table and lounge. The deck overlooks, and has a staircase leading down to the backyard.
- \* 3 sizeable bedrooms
- \* The sunroom off the living/dining room is a versatile space that could easily be used as an office, sitting room or children's play area
- \* There is a large, carpeted rumpus room downstairs and a partitioned office space
- \* A double lock-up garage (drive through panel lift door to backyard), plus a tandem carport that can accommodate a large caravan or boat
- \* A family-friendly, fully fenced and level 546sqm block with plenty of yard and well-maintained landscaping
- \* Desirable extras include security screens, an 11Kw solar system, near new split system air-conditioning throughout, plantation shutters, remote driveway gate, water tank and recently replaced decking timbers

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

#### QUICK FACTS:

Year Built: Circa 1970's

Land Size: 546m<sup>2</sup>

Council Rates: \$508.64/Qtr Approximately

Solar System: Yes, 11Kw approximately

Currently Owner Occupied or Rented? A long term owner occupier

Market Rental Assessment: Appraised at \$665 - \$685 per week

School Catchments: Zillmere State School, Aspley State High School



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

**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.



## More About this Property

Property ID	39DQF1R
Property Type	House
Land Area	546 m2
Including	Study Air Conditioning Deck Dishwasher

### Daniel Waters 0412 847 849

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

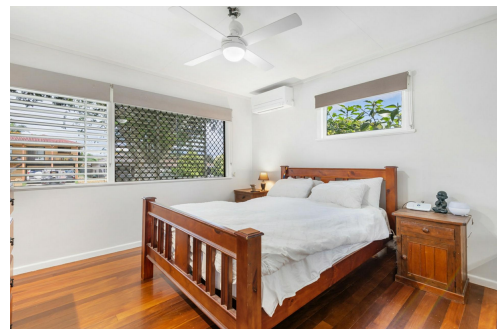
### Jacob Ball 0417 649 903

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

### LJ Hooker Aspley | Chermside (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034

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



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

**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.



Entry Level



First Floor

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

**LJ Hooker**