




4/22 Coxen Street, Zillmere

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## Chic Modern Townhome with Direct Street Frontage and Amazing Backyard

**FOR SALE**  
For Sale Now

### AGENTS

Daniel Waters  
0412 847 849  
dwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

Perfectly positioned within a small complex of only 4, this modern townhome has direct street frontage and will appeal to a buyer wanting something bigger, better and a whole lot different than the average.

The townhome provides a two-level floorplan, which includes an open plan living/dining area with high ceilings, Caesarstone kitchen with Island bench, 3 sizeable bedrooms, 2 well-appointed bathrooms and a large covered alfresco area that extends down to a landscaped backyard.

The location is within 13km of the Brisbane CBD, 10 minutes from Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport. Zillmere train station and reliable bus transport are also within short walking distance. Being a family friendly location, there are a variety of excellent public and private schools within walking distance of the home.

Features include —

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**

- A desirable position within a small, well-maintained complex of 4 townhomes. The townhome has direct street frontage and plenty of street appeal.
- Set behind a secure rendered fence, the quaint front path and garden leads up to a sunny veranda and entrance.
- A spacious open plan living/dining area adjoins the kitchen
- The impressive Caesarstone kitchen includes an Island bench, an abundance of storage and quality appliances, including a dishwasher. The kitchen is the social hub of the home and designed for someone who loves to cook and entertain.
- A large covered alfresco area connects seamlessly with the kitchen and living/dining and overlooks the wonderful backyard and garden
- Children, pets and avid gardeners will appreciate the lawn and landscaped gardens
- An attractive timber staircase leads to the upper level
- 3 sizeable bedrooms upstairs (all with built-in wardrobes), including a main bedroom with walk-in robe and ensuite
- 2 well-appointed bathrooms
- Laundry and additional toilet downstairs
- A remote single lock-up garage, plus parking on the driveway in front
- " Lots of extras —air-conditioning, blinds/curtains and NBN available
- An excellent potential return of approximately \$625-\$675 per week
- On a quiet inside street, within walking distance of rail and bus transport and just a short drive to Westfield Chermerside.

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

Quick Facts:

Land Size: 159sqm

Townhomes in Complex: 4

Quarterly Rates: \$548.80/Qtr

Body Corporate Fees: \$1,200/Qtr

Market Rent: \$625-675 per week

Year Built: Approx 2014

Occupancy Status: Currently Vacant (ready to move into or rent out immediately)

School Catchments: Taigum State School, Aspley State High School

## MORE DETAILS

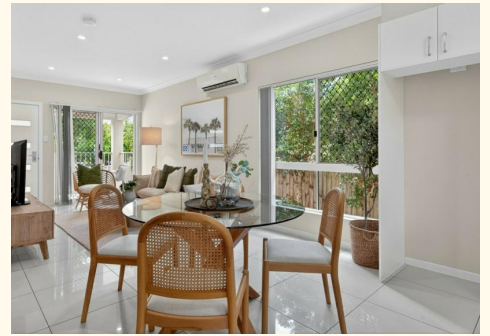
Property ID	3BMGF1R
Property Type	Townhouse
Land Area	159 m2
Including	Air Conditioning
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

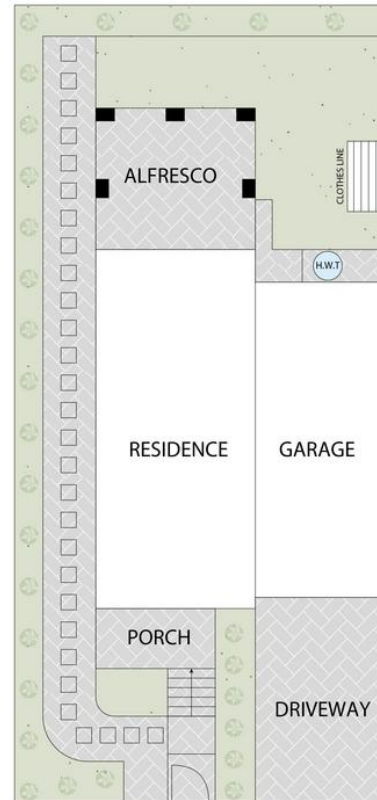
### **Daniel Waters 0412 847 849**

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

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

1359 Gympie Road, ASPLEY QLD 4034  
aspley.ljhooker.com.au | aspley@ljhooker.com.au





Unit 4, 22 Coxen St, Zillmere  
TOTAL APPROX. FLOOR AREA 139 SQ.M  
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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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