

**1 Navua Avenue, Aspley, Qld 4034**

**McGrath**

**House For Sale**

Monday, 22 April 2024

1 Navua Avenue, Aspley, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 511 m2**

**Type: House**



Alexandra Porter



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## For Sale

This perfectly presented 1950s home is certain to leave a lasting impression. Featuring three bedrooms, polished timber floors throughout and a large utility room downstairs. Excellent for first home buyers, investors or those looking for a low maintenance lifestyle, offering a perfect blend of character and convenience. • Luxury entertainer's kitchen with breakfast bar, stone benchtops, stainless steel appliances and dishwasher. • Generous sized air conditioned lounge with double glazed doors and access to the front covered porch. • Three well appointed bedrooms, all with built-in wardrobes, two with air conditioning. • Air conditioned separate dining area. • Large downstairs utility room and storage, separate laundry. • Plenty of off-street parking and side access, perfect for a caravan or trailer. • 8 Solar panels • Rates: \$420 per quarter, block size: 511 sqm • Rental Appraisal: \$785 to \$825 per week (approx) • Nbn: Fibre to the Premises (FTTP) School Catchments Prep to Year 6: Aspley East State School Year 7 to Year 12: Aspley State High School Nestled in Aspley, this residence is near essential amenities. Enjoy nearby parks like Marchant Park and consider educational options at Aspley East State School and Aspley State High School. Public transport is easily accessible. Brisbane City is just 15 kilometres away, and the airport is easily reachable. For daily needs Aldi, Coles and Woolworths supermarkets are at the Hypermarket, and Westfield Chermside provides diverse retail options. Rest easy with healthcare facilities nearby, including The Prince Charles Hospital and Holy Spirit Northside Private Hospital. This Aspley location offers convenience and a connected lifestyle within the community. Call today to book an appointment to view. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.