

**21 Backford Street, Chermside West, Qld 4032**



**House For Sale**

Wednesday, 22 November 2023

21 Backford Street, Chermside West, Qld 4032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## For Sale Now

Positioned on a beautiful big block within a whisper quiet, yet highly convenient location, this brilliant and affordable home is exactly what you've been eagerly awaiting. It's neat as a pin, incredibly well positioned and still has amazing potential to further value-add and enhance if desired! Much of the hard work has already been done to ensure you can simply move in or rent out with no immediate work to be done though! You are advised to act promptly to avoid disappointment - this wonderful home certainly fulfils all the crucial home or investment criteria, and is certain to be a popular choice...What we love...- The superb highset floor plan ensures there is wonderful usable space across two levelsInternal stairs lead up to the main living areas and bedrooms and ensures there is great connection between upstairs and down- A lovely near new Caesarstone kitchen offers an abundance of storage, bench and preparation space. It has been designed to easily flow out to a huge rear deck if desired, and offers a dreamy space to cook and entertain in- Generous lounge and dining areas upstairs - The spacious lounge flows out through huge sliding doors to a delightful front veranda- the perfect place to relax with a book or twilight drink and to watch the sun set- There are three sizeable bedrooms and an immaculate main bathroom with new vanity and a separate toilet - The fresh neutral paintwork, gleaming hardwood flooring and chic window dressings ensures you can simply move in, position your furniture and settle right in! - An additional two rooms on the ground level provide exceptional spaces to use as a children's retreat, home office, artist or music studio too! - The yard is a big blank canvas to enjoy - a gardener's paradise, lots of space for pets and children to play safely or add an inground pool and make this space your own resort-style oasis - the options are endless with a space so level and expansive! This position is highly desirable as it offers exceptional peace and serenity to singles, couples or families with Huxtable Park at the end of the street and Raven Street Reserve just around the corner within metres. Craigslea State Primary and High Schools are within a safe walk for the children, and the Prince Charles and St Vincent's Hospitals are less than 5 minutes drive too. The convenience to a selection of brilliant shopping centres is also a big draw card here, with the Westfield Chermshire shopping, dining and entertainment precinct just moments away also. You really won't find a tidier home positioned in a better position, for better value... we look forward to welcoming you home!**QUICK FACTS:**Year Built: Circa 1960'sLand Size: 615m<sup>2</sup>Rates: \$440.87 / quarter Rental Return: \$530.00 per weekSchool Catchments: Craigslea State School, Craigslea State High School