

3/40 Latham Street, Chermside, Qld 4032

Sold Townhouse

Saturday, 2 March 2024

3/40 Latham Street, Chermside, Qld 4032

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 261 m2

Type: Townhouse



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\$648,000

Uniquely offering an enticing townhouse opportunity without the inhibitions of tight body corporate control, this is an enticing market offering in a location on the edge of extensive amenity. Providing move-in comfort with the freedom to make additions as you desire (STCA), there is plenty of scope to add value in a position that will only grow in demand! Positioned in a small complex with just one adjoining neighbour, the townhouse sits on titled land, meaning there is little body corporate influence and the freedom for you to make changes and additions. Inside, air-conditioning and good natural light flows throughout a spacious open-plan living and dining with an adjacent kitchen providing great storage as well as wrap-around benches and handy high bar. In good condition for ongoing use, there is also scope to upgrade and add value if desired. Two bedrooms are privately positioned on the upper level with each including walk-in wardrobes, carpet, ceilings fans and/or air-conditioning. The master includes a private ensuite with a second bathroom also on the upper level; both in good condition whilst offering spacious footprints for a cosmetic upgrade. Additional features are a third toilet, separate laundry, and single garage. There is good indoor/outdoor connection to outdoor living with glass sliding doors flowing to a paved alfresco zone. Brilliantly sized and fenced, the yard offers excellent opportunity for you to customise it with fantastic options for adding a swimming pool, shed or larger outdoor entertaining structure, all with simple building approval and the unique freedom that the titled land allows. Sitting in LMR zoning and positioned on the doorstep of major amenities, the future growth is enticing for both owner occupiers and investors! Walk to Westfield Chermerside where a major bus terminal joins extensive dining and shopping options. Both the Prince Charles Hospital and St Vincents Hospital are a short walk away with excellent access to major transport corridors and the tunnel system.

- ? Double-storey townhouse in brilliant Chermerside location
- ? Unique titled land and minimum body corporate control
- ? LMR zoning
- ? Open-plan, air-conditioned living and dining
- ? Well-appointed kitchen with great storage and scope to add value
- ? Large courtyard paved alfresco and superb scope to install a pool and shed (STCA)
- ? Two bedrooms with walk-in wardrobes; master including private ensuite
- ? Second bathroom plus third toilet (all wet rooms in good condition with opportunity to add value)
- ? Separate laundry
- ? Single garage with room for a carport
- ? Walk to Westfield Chermerside and Prince Charles Hospital