## 34 Kilburn Street, Chermside, Qld 4032 Sold House

Friday, 25 August 2023

## 34 Kilburn Street, Chermside, Qld 4032

## Bedrooms: 3

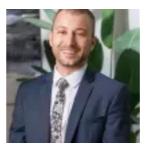
Bathrooms: 2

Parkings: 4

Type: House



Daniel Waters 0732636022



Jacob Ball 0732636022



## \$780,000

Perfectly positioned at the end of a cul de sac, in an ultra-convenient pocket of Chermside, this spacious lowset brick home provides a fantastic opportunity for those seeking an entry level home or renovation project on a large (and very level) 747sqm block of land. The home is in a serviceable condition but would be best suited to buyers wanting to add value immediately through refurbishment or potentially those looking for a new house block. Investors could flip this home quickly to either resell or retain as a high yield investment. The home is being sold 'as is' with all remaining items inside included in the sale. The home includes 3 sizeable bedrooms (2 with plantation shutters), a lounge, dining, office, serviceable kitchen and 2 neat and tidy bathrooms (including an ensuite). There is a large double garage with a huge storeroom and detached double carport ideal for buyers with a boat, caravan or extra vehicles. There is a large backyard and plenty of separation between neighbours. There is plenty of scope and internal space to modernize the floorplan with a little imagination. The upgraded Daiken ducted air-conditioning throughout is a great additional feature as we enter the warmer months. The home occupies an elevated position and has a desirable north/south aspect. It is within a convenient distance of some excellent local schools (Craigslea State School and Craigslea State High School), express bus transport and Chermside Market Place (within a 3-minute walk). The family friendly location is superb and within easy reach of the Brisbane CBD (10km), Gateway Motorway and Brisbane Airport. Queensland's largest Shopping Centre, 'Westfield Chermside', is just a short 5-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.QUICK FACTS: Year Built: Circa 1980'sLand Size: 747sqmAspect: North/SouthCouncil Rates: \$461/Qtr approx.Rental Return: Appraised at \$500-550 per week approx.School Catchments: Craigslea State School, Craigslea State High School