

**37 Ben Street, Chermside West, Qld 4032**



**House For Sale**

Monday, 6 November 2023

37 Ben Street, Chermside West, Qld 4032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 693 m2**

**Type: House**



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## For Sale Now

Perfectly positioned on an elevated street within one of Chermide West's most desirable pockets, this immaculately presented two storey home will immediately impress you with its presentation, practical floorplan and architectural style. The home has a two-street frontage, which provides easy access for a boat or caravan, and offers wonderful leafy views of the John Goss Reserve, located immediately opposite. The home has been fastidiously maintained and upgraded by long term owner occupiers and features a masterful mix of generously proportioned living and dining options for a large family, 3 bedrooms (plus a large 4th bedroom option if needed), a well-appointed kitchen and two tidy bathrooms. The home's architectural style is further enhanced by its soaring cathedral ceilings at the entrance and over the lounge area. Buyers will love the alfresco entertaining area which acts as another living space and captures views of the John Goss Reserve, sparkling inground pool and family friendly backyard. The home is set on a sizeable 693qm block, which is fenced and tastefully landscaped. Surrounded by quality homes, this is a pocket of Chermide West where owners are known for staying long-term. It is opposite the John Goss Reserve, which is amazing for families and within short walking distance of Craigslea Schools and express bus transport to the city (345 route). The family friendly location is superb and within easy reach of the Brisbane CBD (11km), Prince Charles Hospital and Brisbane Airport. Queensland's largest Shopping Centre, 'Westfield Chermide', is just a short 6-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience. This property presents a magical opportunity to purchase an appealing two storey home on a generous block, in one of the most enviable locations in Chermide West. Brimming with architectural style and complimented by a spacious and extremely comfortable floor plan, you will fall in love with this home as soon as you see it... Special Features Include -- A solid and incredibly well built two storey brick home with many recent upgrades including fresh neutral paintwork, air-conditioning, a refurbished tile roof, new gutters, solar system and a solar hot water system- The home has tremendous street appeal, which is further enhanced by the raised sandstone garden walls, courtyard and charming cottage style gardens- The cathedral ceiling above the entrance and hardwood staircase provides a wonderful 1st impression and a sense of architectural style- The sunken lounge also has a cathedral ceiling and extends out to a paved courtyard. The courtyard overlooks the front garden and is the perfect place for a morning coffee.- The meals area adjoins a well-appointed kitchen offering a breakfast bar, an abundance of bench space and storage and quality appliances including an electric cook top, wall oven and dishwasher. The kitchen interacts incredibly well with the alfresco entertaining area.- The dining room is a versatile space that could also be used as a children's retreat or sitting room- The multi-purpose area is the current owners favourite inside space. This light filled room offers views to the parkland, extends out the alfresco area and provides an additional bedroom/living area option for buyers (it is partially under 2.4m in height clearance).- The oversized alfresco entertaining area is the social hub of the home and overlooks the inground pool and backyard. The space can easily accommodate a 10-seater table and outdoor lounge.- A hardwood staircase provide access to the upper level- 3 sizeable bedrooms upstairs including a luxurious master suite with walk-in robe- A neat and tidy two-way bathroom upstairs with separate toilet- A 2nd bathroom on the ground level- Double lock-up garage with automatic door- The sparkling inground pool with a water feature will be popular with families- The fully fenced backyard has a lush Sir Walter lawn- A two street frontage allows easy access from the rear via double gates for a boat or caravan- Exceptional under house storage, plus additional storage in the roof void Make no mistake, this is an incredibly appealing home or an astute investment option. Situated within a sought after and central position so close to the City, great public transport options, quality schools, child care centres, Airport, and so close to stunning parkland, play grounds and walking tracks and the Westfield Chermide shopping and entertainment precinct, there really is so much to love here. Genuine buyers are urged to inspect promptly to avoid disappointment... Quick Facts: Land Size: 693m<sup>2</sup> Year Built: Circa 1988 Owner occupied or Rented: Owner occupied since new School Catchments: Aspley State School, Craigslea State High School Market Rent: \$850-900 per week Council Rates: \$ Qtr Solar System: Yes, a 2Kw System, plus a solar hot water system