

**49 Appel Street, Chelmer, Qld 4068**



**Sold House**

Wednesday, 8 May 2024

49 Appel Street, Chelmer, Qld 4068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 454 m2**

**Type: House**



Anna Samios



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## Contact agent

This family residence presents a sought-after, low-maintenance design on a fully-fenced and level allotment with a prime Chelmer address. Spanning one single level and offering form, function, and plenty of potential to add future value; this layout is perfect for buyers seeking easy living. Stepping through the front door, the floor plan moves across the large living room into the air-conditioned dining area and the well-appointed kitchen, featuring stainless steel appliances and a breakfast bar. Outside, a covered rear patio provides a peaceful spot for drinks and BBQs with pleasant views over the flat backyard where kids can play safely. Three bedrooms include two with built-in robes and a master suite with a walk-in robe and access to the two-way bathroom. You can park the car securely in the lock-up garage and store your tools in the garden shed. Additional property features include: - Low-set home on a fully fenced 454sqm lot- Separate living room and dining area- Kitchen featuring stainless steel appliances- Covered alfresco patio and secure, flat backyard- 3 bedrooms, 1 bathroom, 1-car garage with laundry- Light and fresh décor with new carpet and fresh internal paint- Air-conditioning and Ceiling fans- Garden shed- Level yard with grassed area perfect for children and pets

This position in Chelmer is within easy walking distance to local, quality schooling options including both Graceville State School and Christ the King Primary School. The property is located in Graceville State School and Indooroopilly State High School Catchments. Furthermore, both Chelmer and Graceville train stations are nearby, plus Honour Avenue's restaurant and its popular shopping precinct providing restaurants, boutique shops, wine bar, bakery, and Arthouse Cinema are less than 700m away. Multiple parks, including Graceville Memorial Park, are close by and compliment the riverfront walks and café lifestyle Chelmer is renowned for, all whilst being less than 8km to Brisbane CBD. Experience the exceptional lifestyle that awaits at this park side address. Don't miss this opportunity and call for more information or your inspection today!