

# 6 Rusa Court, Chermside West, Qld 4032

## House For Sale

Tuesday, 30 January 2024



6 Rusa Court, Chermside West, Qld 4032

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 825 m2**

**Type: House**



Jim Waller

## Auction

Families searching for the perfectly located home that offers incredible indoor-outdoor space, move-in-ready comfort, and scope to add value.... look no further! Tucked in a peaceful exclusive cul-de-sac of just 7 homes, this large dual-level residence is bordered by private landscaped gardens with a beautiful saltwater swimming pool. Boasting three separate internal living zones, up to five bedrooms, and a choice of all-weather alfresco entertaining areas, the expansive 825sqm property will cater to growing, established and multi-generational families alike. Impressively maintained by the one family since its 1988 construction, the brick home is ready for immediate occupancy and enjoyment. Alternatively, buyers can capitalise on its solid bones and huge versatile floorplan by enhancing some of the original finishes, to add personal flair and significant value. Features include:

- North facing 825sqm block with approx. 29.3 metre frontage
- Huge formal sunken lounge/living room with raked ceilings
- Separate kitchen and meals plus additional family/rumpus each with rear garden access
- Spotless but original kitchen with dishwasher and breakfast bar
- Four upper-level built-in bedrooms all with air-conditioning
- Spacious master with a wall of mirrored robes, private ensuite, and superb treetop outlooks
- Ground floor study or 5th bedroom
- Three original but well-presented bathrooms; main with walk-in shower, tub, and separate toilet
- Reverse cycle air-conditioning; ceiling fans; security/insect screens to capture breezes
- Established wrap-around gardens; secure usable lawn and paved areas ideal for children or pets
- Three covered outdoor entertaining areas; 1 poolside, others off the kitchen and family room
- Modern solar heated saltwater swimming pool with large wading step
- Garden shed; solar panels; recently updated hot water system
- Double integrated lock-up garage with storage/workshop space plus double carport
- Space to accommodate a boat or caravan onsite if desired

Either way, buyers simply cannot miss this fabulous residence in a lush, tranquil setting, just minutes from transport, schools, parkland, major hospitals and Brisbane's largest shopping centre, Westfield Chermerside. Other notable points of interest:

- 10km from the CBD with easy, frequent express bus routes
- 2-minute walk to Hamilton Road bus stops
- Within catchment and walking distance of the reputable Craigslea State Primary and High Schools
- Walk to popular local C & K kindergarten and childcare centres
- Quick drive to private colleges including Northside Christian College, Mt Alvernia and Padua
- 5 minutes to Rode Road Shopping Village with Woolworths and specialty stores
- 5-mins drive the Prince Charles Hospital, St Vincent's Private Northside and Chermerside Day Hospital
- 7-minute drive to major retail, dining, cinemas, and entertainment at Westfield Chermerside
- Quick access to the Northern Bus Way, Clem 7, and Airport Link Tunnels
- Potential to affordably update certain finishes/inclusions
- Scope to easily reconfigure the ground floor creating a more open-plan layout

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