

**12 Kaiyar Street, Chermside West, QLD, 4032**



**House For Sale**

Saturday, 12 October 2024

12 Kaiyar Street, Chermside West, QLD, 4032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## MAGIC Home or Investment Opportunity in Premium Cul-de-sac Location!

Perfectly positioned in one of Chermside West's most tightly held and convenient cul-de-sac locations, within walking distance to parks, schools, hospitals, shops and express bus stop, this beautifully renovated home will immediately impress you with its presentation AND location. The long-term owners have meticulously maintained and renovated the home into the most comfortable and delightful home that you will immediately fall in love with!

Make no mistake, this an exquisite home that is a premium buying opportunity for both fastidious home buyers or astute investors. Be prepared to act quickly here!

Positioned on a whisper quiet inside street in one of Chermside West's most desirable pockets, the home is within a close proximity of some excellent local schools (primary and secondary), the renovated and enhanced Rode shopping and dining precinct (Woolworths) and a short, safe stroll to the city express bus. The family friendly location is superb and within easy reach of the Brisbane CBD (12km), and just moments to Prince Charles and St. Vincent's Hospitals and the incredible Westfield Chermside shopping, dining and entertainment precinct.

The home has been extensively renovated and offers rich hardwood timber floors, a lovely fresh neutral paint palette, the most stunning fully renovated and brilliantly appointed stone kitchen, and two designer bathrooms. A beautiful rear alfresco area and deck extends out through multiple doors from the kitchen, dining and master bedroom, and is the perfect place for enjoying a quiet twilight drink or hosting large gatherings of friends and family for celebrations. The 602m2 block has been professionally landscaped and provides the most incredible outdoor oasis to enjoy, whether you are a garden lover or a young family seeking space to relax and escape within. The renovated inground pool also provides a fantastic space to cool off and enjoy throughout most of the year.

Whilst renovated extensively, the home maintains many of its original character features including high ceilings, stunning Brushbox hardwood flooring, and beautifully large windows to let the light in.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

### Special Features Include:

- Meticulous presentation with no work required – move straight in or rent straight out
- Fully fenced and brilliantly private 602m2 block in peaceful cul-de-sac – incredible landscaped gardens and immaculate lawn for children and pets to play safely
- Generous living and dining areas that flow perfectly to the kitchen, and connect seamlessly to the rear deck and alfresco areas
- The exceptional new stone kitchen has absolute wow factor and offers the most amazing space to cook for your family and to entertain friends. Gas cooking, an abundance of storage and great connectivity to both the indoor and outdoor areas!
- Multiple alfresco entertaining areas that flow out to the fabulous landscaped gardens and sparkling inground pool
- 3 sizeable bedrooms (all feature quality built in wardrobes – two of these being brand new with mirrored doors)
- Two beautiful freshly renovated bathrooms with quality fittings and designer style
- A versatile floor plan caters to home office, dual living and teenager retreat if desired
- Perfectly appointed with air conditioning, ceiling fans, security, plantation shutters and quality window dressings throughout ensuring this home offers immediate comfort and livability for both home owners or tenants
- Secure off street car accommodation for multiple vehicles
- Storage shed and water tank
- Wonderful quiet street with great neighbours
- Outstanding rental potential

Make your move here with confidence – this is space, privacy & practicality at its absolute best. The location is superb and the home is a magical opportunity for both home owners and investors – to avoid your disappointment, act quickly.

For further information or to arrange your inspection, please contact AMANDA WATERS