

**38 Blenheim Street, Chermside West, QLD, 4032**

STONE

**House For Sale**

Friday, 30 August 2024

38 Blenheim Street, Chermside West, QLD, 4032

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Tristan Rowland  
0735179400

## True Dual Living

This expansive brick residence is perfectly designed for true dual living. Set on a generous 615 sqm double-frontage block, this home offers ample space and versatility for multi-generational living or rental opportunities. This property combines comfort, privacy, and convenience, making it an ideal choice for families or investors alike.

- Large 615sqm block
- North/South facing aspect
- Dual frontage (access off Blenheim and Rode)
- Genuine dual living property
- Water tank
- Growatt solar system
- Garden Shed
- Rinnai gas hot water system

### House

- 3 well-appointed bedrooms:
  - > The master bedroom boasts split-system air conditioning, timber-look flooring, standard lighting, sliding windows, curtains, a built-in robe, and access to the front balcony.
  - > Bedroom 2 offers split-system air conditioning, timber-look flooring, fluorescent lighting, sliding windows with security screens, curtains, and a built-in robe.
  - > Bedroom 3 offers timber-look flooring, a ceiling fan with lighting, sliding windows, a blind, and a built-in robe.
- Bathroom:
  - > The main bathroom, located on the top level of the home, features a shower with a detachable showerhead, a separate bath configuration, a single basin vanity with storage, a vanity mirror, triple towel rails, sconce lighting, an exhaust fan, a sliding frosted window with a security screen, and a separate toilet.
- Kitchen with:
  - > Laminate benchtops
  - > Laminate cabinetry
  - > Franke 3-burner gas cooktop
  - > Bosch stainless steel 600mm wall-mounted oven
  - > Robam black and stainless steel rangehood
  - > Bosch dishwasher
  - > Black dual basin sink
  - > Tiled splashback
  - > Fridge cavity
  - > Timber look flooring
  - > Sliding windows with vertical blinds
  - > Fluorescent lighting
- Living/dining:
  - > The open-plan main lounge and dining areas, located at the front of the top level of the home, flow effortlessly to the kitchen and through to the exterior of the property. The light colour scheme adds to the expansive nature of the home, boasting dual ceiling fans with lighting, both fluorescent and down lighting, built-in under-window cabinetry, timber-look flooring, sliding windows, roller blinds, and sliding doors giving you access to the front balcony as well as the rear alfresco balcony.
- Outdoor entertaining will be a breeze thanks to the many options this property provides, from the elevated front balcony to the rear alfresco balcony, which gives you access to the yard, shed, and rainwater tank, encapsulating

everything there is to love about our Queensland lifestyle.

- Car accommodation for 1 vehicle is provided by the single-car garage with an electric door, plus additional parking for up to 4 more vehicles thanks to the dual frontage of this property and dual driveways.

#### Granny Flat

- Well-appointed bedroom:

> The master bedroom features timber-look flooring, standard lighting, sliding windows with security screens, and curtains.

- Bathroom:

> The bathroom in the granny flat features a shower with a detachable showerhead, a single basin vanity with storage, a vanity mirror, a towel rail, standard lighting, a sliding frosted window, and a separate toilet.

- Eat-in kitchenette with:

> Laminate benchtops

> Laminate cabinetry

> Stainless steel 5-burner gas cooktop

> Stainless steel single basin sink

> Tiled splashback

> Fridge cavity

> Tiled flooring

> Sliding windows with security screens

> Oyster lighting

- Living/dining:

> The living room features timber-look flooring, a sliding window with a box air conditioner, curtains, scone lighting, and built-in wall shelving with internal access to the foyer.

#### Studio

- The open-plan studio features a combination of tile and timber-look flooring, built-in cabinetry, a sliding window with a security screen, and curtains.

- Kitchenette with:

> Laminate benchtops

> Laminate cabinetry

> 2-burner electric cooktop

> Stainless steel single basin sink

> Stainless steel splashback

> Timber look flooring

> Fluorescent lighting

- Bathroom:

> The bathroom in the studio features a shower with a detachable showerhead, a single basin vanity with storage, a vanity mirror, a towel rail, standard lighting, a sliding frosted window, and a toilet.

- This property also features:

> North/South facing aspect

> Dual frontage (access off Blenheim and Rode)

> Genuine dual living property

> Growatt solar system

- > Water tank
- > Garden shed
- > Town gas connected
- > Rinnai gas hot water system

- School Catchment:

- > Somerset Hills State School
- > Craigslea State High School

- Amenities nearby:

- > Public transport (bus stop - Rode Road) 129m
- > Huxtable Park and Rainforest board walk 421m
- > The Prince Charles Hospital 436m
- > Local shops and cafes - Rode Road Marketplace 449m
- > Downfall Creek walking tracks 476m
- > Rode Road Dog Park 1.16km
- > Westfield Chermside Shopping Centre 1.63km
- > Public transport (train station - Alderley) 3.7km
- > Airport 10.13km
- > CBD 8.33km

Opportunities like this don't come along very often and will present the astute buyer with a solid family home to enjoy from day one.

Disclaimer

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.