

**45 Craigan Crescent, Aspley, Qld 4034**



**House For Sale**

Wednesday, 26 June 2024

45 Craigan Crescent, Aspley, Qld 4034

**Bedrooms: 4**

**Bathrooms: 1**

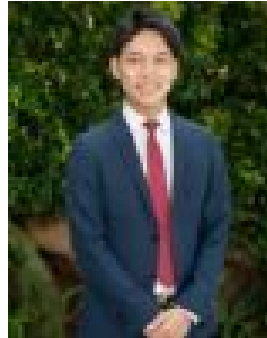
**Parkings: 1**

**Area: 865 m2**

**Type: House**



Sonya Treloar  
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Takumi Otsuka  
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## Auction

Auction // 21st July 2024 | 10:00am In-Rooms at Howard Smith Wharves

Situated in the family friendly suburb of Aspley is this spacious and versatile family residence, suitable for families looking to settle in a friendly and vibrant community, set on an 865sqm block. The home opens to the living and dining area, with a ceiling fan, a spacious area that is perfect for relaxation and entertainment, and ideal for comfortable family meals. Adjacent is the kitchen, fully equipped with an electric cooktop, rangehood, dishwasher, pantry and ample bench and storage space. There is a second lounge room that is a perfect space for family activities and gatherings. Adjacent to the dining room is a versatile space that can be used as a reading nook or play area for kids. There is a master bedroom that features built-in wardrobes and a ceiling fan, providing ample storage and comfort. The second and third bedroom both feature built-in wardrobes and ceiling fans while the fourth bedroom features split system air-conditioning. Central to the bedrooms is the family bathroom with a bathtub, shower, single bay vanity and separate toilet. There is also a laundry with ample bench and storage space. To further complement this charming home is an undercover outdoor entertainment area, fully fenced backyard and a 1-bay carport with additional storage. The home is located approximately 15 kilometres to the Brisbane CBD and 16 minutes to Brisbane Airport via the Airport Link Tunnel. The home is close to public and private schools including Craigslea State High School and Aspley State School and is only a short distance away from public transport. It is also only a short drive to Westfield Chermside, which offers a plethora of entertainment, dining, and retail options.

- Master bedroom with built ins & ceiling fan
- 2nd bedroom with built ins & ceiling fan
- 3rd bedroom with built ins & ceiling fan
- 4th bedroom with air conditioning
- Family bathroom
- Separate toilet
- Kitchen with electric cooktop, pantry, ample bench space & storage
- Dining room with ceiling fan
- Living room
- Lounge room
- Laundry
- Large fully fenced backyard
- Undercover patio
- 1 carport & 1 car space
- Walking distance to shops
- Walking distance to public transport
- Close to schools
- Close to parks

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.