

88 Nemira St, Carseldine, QLD 4034

Sold - 23/04/2020

House 3  2  2 



## LOWSET IN PRIME POSITION WITH OPTIONS

Option 1 - Convert Formal Lounge into a Fourth Bedroom

Option 2 - Convert Formal Dining into a Fifth Bedroom

ORIGINAL OWNER - FIRST TIME ON MARKET

**Open for Inspection**

By Appointment.

Built on 600sqm of land and located in a Prime Pocket in Carseldine, this Well-Presented, Low Set, Brick, Family Home is within walking distance of Local Shops, Aspley Shopping Precinct, Bus Transport, Aspley Bowls Club, Aspley Hornets AFL Club and Parkland with Walking Tracks.

A short 5 minute drive will take you to Carseldine Railway Station, Aspley East State School, Aspley State High School and only 5k to Westfield Chermshire Shopping Centre.

You will be impressed with the layout and flow of this Family Home.

The Open Plan Kitchen with Dishwasher adjoins the Air-Conditioned Meals Area/Large Family Room. There is a Spacious Living Room, Formal Lounge, Formal Dining, Home Office, Main Bathroom with Separate Toilet and Laundry. The Master Bedroom has a Walk-In Wardrobe and En-Suite, and Two additional Bedrooms with Built-In Robes.

The Spacious Outdoor Entertainment Area is an ideal area to entertain the Family and Friends while the children play in the Fenced Back Yard. There is also a Double Lock-Up Garage with Remote Controlled Doors, Garden Shed, Water Tank and Solar Hot Water.

- \* Three Built-In Bedrooms
- \* Main with Walk-in Wardrobe and En-Suite
- \* Home Office
- \* Formal Lounge
- \* Formal Dining
- \* Open Plan Kitchen adjoining Large Family / Meals Room
- \* Spacious Living Room
- \* Main Bathroom with Separate Toilet
- \* Laundry
- \* Air Conditioning in Family Room

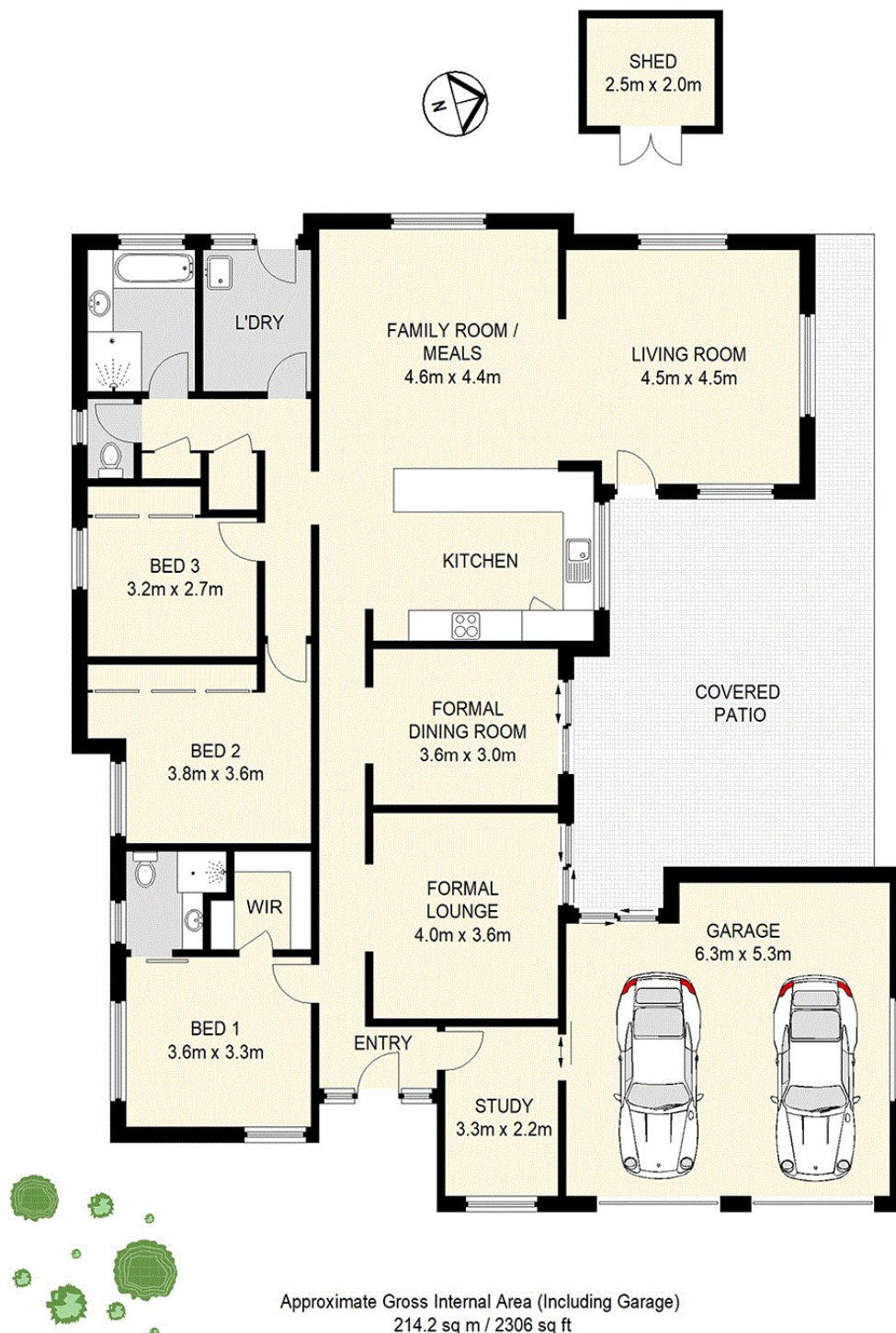
### Listed By

David Winters



## Floorplan

### 88 Nemira Street



Approximate Gross Internal Area (Including Garage)  
214.2 sq m / 2306 sq ft  
Shed = 5.2 sq m / 56 sq ft  
Total = 219.4 sq m / 2362 sq ft  
External Area = 47 sq m / 506 sq ft

Floor plans are for illustrative and marketing purposes only. Whilst every attempt has been made to ensure their accuracy, all measurements, positioning, fixtures, fittings and any other data shown are approximate. Leading Shots makes no guarantee, warranty or representation as to the accuracy or completeness of this plan and any prospective buyer should conduct their own independent investigation prior to purchasing.

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