

11 Craigan Cres, Aspley, QLD 4034

Sold - 15/05/2020

House 3 1 2



Superb 885sqm Splitter Block with Immaculate Postwar Home

Perfectly positioned with a north/south aspect in one of Aspley's most desirable pockets, this massive 885sqm block is improved with an immaculate postwar home that offers a high standard of finishes, spacious internal proportions and wonderful street appeal.

Open for Inspection

By Appointment.

The block is elevated and offers some lovely views to the D'Aguilar Ranges to the west, is reasonably level and offers a wide 33metre (approx.) frontage.

The home has been fastidiously maintained and upgraded and features 3 sizeable bedrooms, a well-appointed kitchen with quality Miele appliances, a spacious living/dining area and a family room that provides space and separation in a busy family home. Buyers will love the covered entertaining deck that flows out from the living/dining and captures some lovely views. The home is set back from the street and features a lush green couch lawn (front and back) and a beautifully maintained garden. Offering a fresh paint palette, an abundance of windows that fill the home with natural light, high ceilings and recently repolished hard wood floors, this home is certainly something special.

Set on a leafy inside street, the home is within a convenient distance of some quality local schools (including Aspley East State School and Aspley State High School), excellent public transport (bus and rail) and the retail heart of Aspley (Aspley Hypermarket and Robinson Road Market Place). The family friendly location is superb and within easy reach of the Brisbane CBD (12km) Gateway Motorway and Brisbane Airport. Queensland's largest Shopping Centre, "Westfield Chermide", is just a short 10-minute drive from the property, and provides the ultimate retail, restaurant and cinema experience.

The property will appeal to developers searching for a rare splitter block (STCA), families wanting a quality home on a large piece of land and savvy investors seeking a solid rental return with development upside.

Special features of this property include:

- * An elevated 885sqm north facing block with an approximate 33 metre frontage
- * A fastidiously maintained postwar home with plenty of street appeal. The home has been upgraded by long term owner occupier's and presents to an incredibly high standard. The home has a near new roof and gutters, fresh neutral paintwork, rich polished hardwood floors, high ceilings and abundance of windows.
- * The spacious open plan living/dining area is a lovely room and extends out to a covered entertaining deck. The deck accommodates a large outdoor table and captures views of the D'Aguilar Ranges

Listed By

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Floorplan

11 Craigan Crescent



Approximate Gross Internal Area
Lower Level (Including Garage) = 62.1 sq m / 668 sq ft
Upper Level = 123 sq m / 1324 sq ft
Total = 185.1 sq m / 1992 sq ft
External Area = 86 sq m / 926 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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