



FOR LEASE

PRIME LOCATION 3BR HOME IN CHERMSIDE

Application Link:

<https://myatrealty.com/v2/properties/200664/listing/77511/applicants/application-form>

This charming 3-bedroom house at 4 Lawler Street, Chermiside, is currently tenanted and positioned perfectly in a suburb experiencing rapid growth and development just 9.8 kilometres north of Brisbane's CBD.

This well-appointed home offers excellent rental returns with three comfortable bedrooms, complemented by built-in wardrobes for optimal storage. The single bathroom services the home efficiently, while the dedicated study provides flexible space that appeals to modern tenants working from home or pursuing further education. Climate comfort is assured year-round with air conditioning, ensuring tenant satisfaction and reducing vacancy periods.

The property's outdoor appeal is equally impressive, featuring:

- A fully fenced 531 square metre block providing security and privacy
- Generous entertainment area perfect for tenant relaxation
- Dual carport accommodation for two vehicles
- Low-maintenance grounds ideal for busy tenants

Chermiside's strategic location makes this investment particularly attractive to tenants. The suburb is home to Westfield Chermiside, Australia's second-largest Westfield shopping centre, offering unparalleled retail convenience with over 480 stores, cinema complex, and dining precincts. Your tenants will appreciate the proximity to major healthcare facilities including The Prince Charles Hospital and St Vincent's Private Hospital Northside, creating strong rental demand from healthcare professionals.

Transportation connectivity is exceptional, with Chermiside bus station providing frequent services to Brisbane CBD and surrounding areas. The Northern Busway extension and dedicated bus lanes along Gympie Road ensure efficient commuting for over 5,000 daily commuters. This infrastructure investment continues to drive rental demand and property values in the area.

The suburb's rich history dating back to 1866 has evolved into a modern, multicultural community of over 11,400 residents. Chermiside's designation as one of Brisbane's fastest-developing

3 BED | 1 BATH | 2 CAR

PRICE:

\$750 per week

OPEN FOR INSPECTION:

N/A



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