

**11 Julia Street, Wavell Heights, Qld 4012**

**STONE**

**House For Sale**

Tuesday, 12 March 2024

**11 Julia Street, Wavell Heights, Qld 4012**

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 519 m<sup>2</sup>**

**Type: House**



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## **Offer over \$925,000**

Nestled on a flat 519 sqm block, this charming two-bedroom cottage offers true Queenslander charm, making it an ideal starter or renovator's dream. Within walking distance to public transport and cafes, making it a delightful home with the potential for further enhancement.- 519sqm block- Timber flooring throughout- Side access to the rear of the block- Ideal starter or renovator- Fully fenced kid/pet friendly yard- Walking distance to transport and cafes- Extra-high ceilings- Garden shed located in the backyard- 2 bedrooms:> The master boasts extra high ceilings, Kelvinator window box air-conditioning, VJ paneling, rich timber flooring, sash windows with security bars, venetian blinds, built-in robe and oyster lighting.> Bedroom two offers extra high ceilings, Kelvinator window box air-conditioning, VJ paneling, picture railing, rich timber flooring, casement windows, venetian blinds, built-in robe and oyster lighting.- Bathroom:> The bathroom features a standalone shower with fixed shower head, single basin vanity with storage, wall mounted mirror, standard lighting, exhaust fan, sash windows and separate toilet.- Kitchen:> Tile flooring> Chef stainless-steel oven

> 4 burner stainless-steel gas cooktop> Stainless-steel dual basin sink> Tile splash back> Loads of bench and cupboard space> Sash windows> Vaulted ceiling- Living/dining> The light-filled open plan living/dining room features extra high ceilings, timber flooring, timber fretwork, picture railing, ceiling fan, pendant and down lighting, as well as sash windows with roller blinds.

>The sunroom located at the front of the home boasts rich timber flooring, vaulted ceiling, casement windows with frosted glass, venetian blinds, French doors and pass through window to the dining/living area.- Outdoor entertaining will be a breeze thanks to the rear patio perfect for relaxing and unwinding giving you access to the kid and pet friendly yard, encapsulating everything there is to love about our Queensland lifestyle.- External laundry located at the rear of the home. - Amenities nearby:> Virginia State School 1.19km > Wavell State High School 2.13km> Public transport (bus stop Sandgate Rd) 305m> Plaisted Place Park 504m> Goodstart Early Learning Nundah 350m> Public transport (train station Northgate) 1km> Nundah Village shops 830m> Chermside Shopping Centre 2.7km- Short drive to:> Airport 8km> CBD 9kmVacant and ready to go this rare entry level cottage won't last long so move fast to inspect this weekend.