

**16 Wallace Street, Moorooka, Qld 4105**

**M MARK WARD**  
**W PROPERTY**

**House For Sale**

Saturday, 1 June 2024

16 Wallace Street, Moorooka, Qld 4105

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 453 m2**

**Type: House**



Mark Ward  
0434917766



Caleb Scharvi  
0450056766

## FOR SALE

Welcome to 16 Wallace Street, Moorooka – an enchanting starter home nestled in a leafy street surrounded by established homes. This delightful property boasts a generous front lawn area and off-street parking, offering a perfect blend of charm and practicality. Enter via the front staircase into a light-filled dining area or potential third bedroom, complete with a ceiling fan for comfort. The polished timber flooring throughout adds a touch of elegance to this tidy home. The heart of the home is the spacious living room, featuring a ceiling fan and air conditioning unit, ensuring a comfortable retreat all year round. The kitchen is both functional and stylish, with eye-catching tiles, a handy island bench, and a ceiling fan. Two good-sized bedrooms, each with ceiling fans, provide ample space for relaxation. The updated bathroom includes a shower over bath, pedestal vanity, and a handrail for added convenience. Off the kitchen, a study or casual dining area with a servery window adds to the home's versatility. Step outside to the fully fenced 453m<sup>2</sup> block, offering plenty of grassy areas, mature trees, and plants – a haven for both relaxation and play. The large rear patio area is perfect for outdoor entertaining or enjoying a quiet morning coffee. The under-house area includes secure parking for one large car or two small cars, a laundry area, and abundant storage space. With suburban views and a 12-minute walk to Moorooka Train Station, this home is perfect for commuters, and the Brisbane CBD is just under a 20-minute drive away in off-peak traffic.

**Key Features**

- Light-filled dining or potential third bedroom with ceiling fan
- Polished timber flooring throughout
- Cute kitchen with island bench and ceiling fan
- Large living room with ceiling fan and air conditioning
- Two good-sized bedrooms with ceiling fans
- Updated bathroom with shower over bath
- Study or casual dining area with servery window
- Separate private toilet and multiple linen cupboards
- Under-house area with secure parking, laundry, and storage
- Large rear patio area
- Fully fenced 453m<sup>2</sup> block with grassy areas and mature trees
- Leafy street surrounded by established homes
- Plenty of front lawn area and off-street parking
- Great suburban views
- 12-minute walk to Moorooka Train Station
- Under 20-minute drive to Brisbane CBD

Nestled in Brisbane's south, Moorooka is a vibrant suburb known for its rich history, diverse community, and convenient location. With a perfect blend of suburban tranquillity and urban accessibility, Moorooka offers residents an array of amenities and services. The suburb is well-connected by public transport, with the Moorooka Train Station just a 12-minute walk from 16 Wallace Street, providing easy access to the Brisbane CBD in under 20 minutes. Additionally, several bus routes service the area, ensuring seamless connectivity for commuters. Moorooka boasts a variety of shopping options, from local boutiques to larger retail centres. The nearby Moorooka Shopping Centre offers a range of grocery stores, specialty shops, and dining options, catering to all your daily needs. For families, Moorooka is home to several reputable schools, including Moorooka State School and St Brendan's Catholic Primary School, ensuring quality education is within easy reach. The suburb also features numerous parks and recreational facilities, providing ample opportunities for outdoor activities and community events. With its excellent amenities and friendly atmosphere, Moorooka is an ideal place to call home. For more details on this wonderful property, please call Mark on 0434 917 766 or Caleb on 0450 056 766 today!