169A Wardell Street, Enoggera, Qld 4051
House For Sale

Tuesday, 28 May 2024
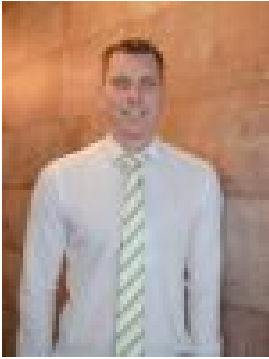
169A Wardell Street, Enoggera, Qld 4051

Bedrooms: 4   **Bathrooms: 2**   **Parkings: 2**   **Type: House**

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Offers Over $1,200,000

Positioned on the border of Ashgrove, just 6.5km to Brisbane's CBD is this immaculately presented, modern contemporary residence situated on a low maintenance parcel of land. Buyers will appreciate the low maintenance benefits of living in a modern home with an abundance of cafes, parks, and transport networks at your doorstep. Showcasing a functional floorplan, 169A Wardell Street offers open plan living on the ground floor where the kitchen, dining and lounge seamlessly connect to an expansive undercover alfresco area which overlooks the fully fenced backyard, the ideal place for children to play and pets to roam. Upstairs are four generously sized bedrooms including a master retreat with ensuite, media room, study nook, and main bathroom. Situated within minutes to acres of parkland at the Kedron Brook, shops, cafes, public transport and being within walking distance to the Enoggera train station, this residence is sure to impress.Ground-Level Features Include: -⁑Oversized open plan living with 2.7m high ceilings and tiled flooring, all opening out to the patio and backyard. -⁑Undercover alfresco area overlooking the fully fenced backyard. -⁑Entertainer's kitchen with large island benchtop, butler's pantry, stone benchtops, 900m gas cooktop, stainless appliances, and ample storage.-⁑Split system air-conditioning downstairs.-⁑Generously sized laundry with side access. -⁑Privately positioned powder room. -⁑Double lockup garage with plenty of room for storage. Upper-Level Features Include: -⁑Oversized master bedroom with walk-in wardrobe and ensuite with floor to ceiling tiles and dual sinks. -⁑Three additional generously sized bedrooms with built-in wardrobes, LED lighting and ceiling fans. -⁑Main bathroom with floor to ceiling tiles, full bathtub, semi frameless shower, and ample storage. -⁑Light filled media room, ideal for families looking for multiple living spaces to enjoy. -⁑Study nook with space for two computers, ideal for students. -⁑Split system air-conditioning throughout upper level. Additional Features: -⁑Split system air-conditioning throughout. -⁑Fully fenced back and front yard. -⁑All window furnishings completed. Located in a highly sought-after pocket on the border of Enoggera and Ashgrove and positioned a mere 6.5 kilometres North-West of the city, this conveniently located home is ideal for buyers seeking a move in ready residence over two functional levels. Situated in the Oakleigh State School catchment, the area is well known for its proximity to quality schools including Marist College, Mt St Michael's College, Mater Dei Primary School, and St Finbarr's Primary School. Wardell Street also gives great access to Kelvin Grove Road via Banks Street with short drive to the ICB, Clem 7, Legacy Way and Airport Link tunnel networks. This is a great opportunity for buyers looking to purchase into an inner-city location whilst enjoying all the benefits of a modern contemporary home. For further details on the home please contact Matthew Jabs on 0422 294 272 or James Gainford on 0466 900 049. ** Disclaimer** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied)in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.