

**17 Fordham Street, Wavell Heights, Qld 4012**

**Residential Land For Sale**

Wednesday, 22 May 2024

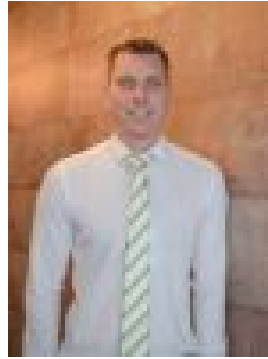
17 Fordham Street, Wavell Heights, Qld 4012

Area: 405 m2

Type: Residential Land



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## For Sale

Welcome to 17 Fordham Street - a prime vacant block of land offering buyers the opportunity to build their dream home in a beautiful tree-lined street with great elevation. The property is situated close to parklands, cafes, shops, public transport, and Brisbane airports and offers ease of access to the AirportlinkM7, Inner City Bypass and major arterials roads, making your commute to the North & South Coasts easier than ever before. The land in summary:- 405m<sup>2</sup> elevated parcel of land. - Generous 12.9m frontage.- Approximate Dimensions: 12.9m x 31.1m- Cleared and very level parcel of land.- Water and Sewer to be connected prior to sale.- Ready to build on.- East facing aspect, capturing the beautiful morning sun. - Surrounded by quality homes.This location is buying at its best! 17 Fordham Street is situated a mere 8.5km from the CBD and is a short drive to Westfield Chermside, DFO, and the vibrant Nundah Village. There are also plenty of excellent primary and secondary schools nearby including Virginia State School, Wavell State High School, St Joseph's Nudgee College, Our Lady of the Angels Catholic Primary School, Mary Mackillop College, Clayfield College, St Margaret's, and St Rita's College.Surrounded by beautiful family homes is this terrific opportunity to secure a great piece of real estate in one of Brisbane's most sought-after locations. For further information, please contact Ross Armstrong on 0409 299 653.\*\* 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.