

**18 Sylvan Avenue, Nundah, Qld 4012**

**McGrath**

**Sold House**

Friday, 3 November 2023

18 Sylvan Avenue, Nundah, Qld 4012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 716 m2**

**Type: House**



Julie Ford

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**\$1,250,000**

Situated in one of Nundah's premiere tree lined streets, this much-loved post-war home on an elevated north facing 716sqm allotment provides endless opportunities for the new owner to either renovate, demolish and build your dream home or subdivide (STCA).- Low maintenance South facing back yard, perfect the kids and pets- Three well-proportioned bedrooms capturing fesh breezes- Central bathroom with separate toilet servicing all bedrooms- Formal Dining room plus eat in kitchen- Scope of capitalize through further renovations or construction of new residence (STCA)- Quiet street, city views and surrounded by quality homes- Short scroll to Shaw Road shops, Kedron Brook Bikeways- Elevated, North facing allotment with (approx. 15.3m frontage) - Town planning has indicated subdivision potential on this 716sqm lot (STCA)- Close to quality schools, cafes, public transport and airport.