

**195 Hamilton Road, Wavell Heights, Qld 4012**

**House For Sale**

Thursday, 16 November 2023



195 Hamilton Road, Wavell Heights, Qld 4012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Narelle Lorensen  
0439201011



Harleigh Harris  
0428609266

## FOR SALE

This home is a neat and tidy, three bedroom brick home positioned in the heart of Wavell Heights. Perfect for investors or first home buyers, this is an opportunity to secure a property in one of Brisbane's best suburbs. This home has the added advantage of having an approved development application to subdivide the block into two vacant blocks and allow two brand new homes to be built. Located within minutes to Chermside Shopping Centre, local schools, cafes and restaurants, the property is ideal for buyers seeking a convenient lifestyle. Positioned on 612m<sup>2</sup> of land, north facing at the rear, with a 15.1 meter frontage, this single level and well-presented home offers such versatility with the ability to further renovate, generate a rental income as is, or utilise the current development approval, remove the existing house and build two new homes. With a perfect north-south orientation, the home is ready for a tenant or owner occupier to move straight in, prior to arranging plans for their new build. Features:- Timber floors throughout.- Three generously sized bedrooms.- Open plan separate living and dining area- Neat and tidy bathroom with shower over bath.- Large sunroom facing the north.- Large kitchen with ample storage and bench space.- Air conditioned living room and main bedroom.- 612m<sup>2</sup> block with a subdivision approval to remove the current home and develop into two new homes. The Location:- Stroll to Kedron Brook, Kalinga and Shaw Park- 600m to Rilatt Park- 1.4km to Our Lady of the Angels- 1.9km to Wavell State High School- 1.8km to Westfield Chermside- 5.4km to Airport Link Tunnel (Kedron)- 5 minutes to Nundah Village- 10 minutes to Brisbane Airport- 15 minutes to Brisbane City Conveniently located approximately 10 kilometres from the Brisbane's CBD and well serviced by major transport, bus and rail. A short drive to Brisbane Airport, Nundah Village and Westfield Chermside - all amenities are at your fingertips. A sought after position, and enviable block size means this property is not to be missed. Please call Narelle Lorensen on 0439 201 011 or Harleigh Harris on 0428 609 266 with any further questions or to arrange an inspection. 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. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.