

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

**House For Sale**

Wednesday, 20 March 2024



216 Hamilton Road, Wavell Heights, Qld 4012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 610 m2**

**Type: House**



Daniel Waters  
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Jacob Ball  
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## For Sale Now

Set on a sizeable 610sqm north facing block in an ultra-convenient location, this neat and tidy post war home provides a wonderful 1st home, affordable investment opportunity or potential new house block for those wanting to get into the tightly held Wavell Heights real estate market. Buyers can immediately add value and lift the street appeal by applying a coat of fresh paint externally, but internally the home presents to a neat and tidy standard and has a spacious floorplan. It includes neutral white paintwork, rich polished hardwood floors, an abundance of windows and 3 decent sized bedrooms. The well-appointed kitchen and bathroom will appeal to buyers wanting to move straight in or rent straight out. There is a covered carport and huge family friendly backyard ideal for children, pets or avid gardeners. Buyers will love the convenience of this inner north location, being within 9km of the CBD and just 2 minutes from the Westfield Chermside shopping, cinema and restaurant precinct. Both Prince Charles and St Vincent Hospitals are within a 10-minute drive, and the home is within very easy reach of the Brisbane airport. Reliable bus transport is available within short walking distance and the Nundah train station is within a 10-minute drive. Being a family friendly area, the location has plenty of parks close by and is within the Wavell Heights Primary and Secondary School catchments. If internal proportions, potential and position are paramount to you, this is your rare chance to secure an affordable property in one of Brisbane's high growth pockets!

Special Features Include-

- A single level weatherboard home
- In a neat and tidy condition with neutral internal paintwork, rich polished hardwood floors, an abundance of windows and spacious proportions
- A beautifully comfortable home with superb potential to live in or rent out now, but with exceptional scope to value add and further enhance at your absolute leisure if desired
- A light filled living/dining area with a new split system air-conditioner
- 3 sizeable bedrooms, all with wardrobes
- A well-appointed kitchen with electric cook and oven, plus plenty of bench space and cupboards
- A modernized family bathroom with shower over bath, toilet and vanity
- Internal laundry
- A single drive through carport
- A sizeable 610sqm block provides plenty of back yard for children or a puppy

Currently vacant and ready to move into. A market rent assessment is \$550-\$575 per week.

- Exceptionally convenient to everything that is important – schools, shopping, restaurants/cafes, public transport and parkland

Quite simply, this is a superb opportunity to purchase a property packed with options and potential in Wavell Heights. Make your move with confidence now! For further information or to arrange your inspection, please contact DANIEL WATERS.