

25 Brae Street, Wavell Heights, Qld 4012

hodge.

House For Sale

Thursday, 14 March 2024

25 Brae Street, Wavell Heights, Qld 4012

Bedrooms: 3

Bathrooms: 1

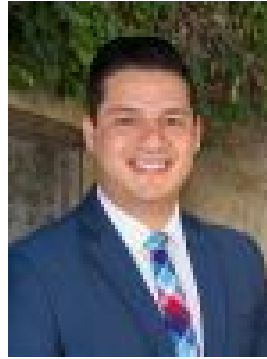
Parkings: 1

Area: 610 m2

Type: House



Henry Hodge



Kosta Porfyriou
0404430327

For Sale

Welcome to 25 Brae Street, Wavell Heights. Enter through the white picket fence to find this beautifully presented home in the heart of the coveted suburb of Wavell Heights. Sitting on a spacious 610sqm allotment, this gem commands an elevated corner position, offering not only dual access, but also invigorating cross ventilation. Originally constructed in 1955, the property itself showcases a robust post-war residence, a testament to enduring craftsmanship. This home boasts three bedrooms, light filled living areas, a Hamptons style kitchen and bathroom, beautiful timber flooring throughout, and a sprawling entertainer's deck overlooking mature gardens. Tucked away at the rear is a sizeable garage, once utilised as a self-contained haven. Complete with a laundry space, abundant storage, and a powder room, it presents a versatile space—a potential "man cave" or alternative living quarters. From the tranquility of Shaw Park to the convenience of nearby public transport, childcare facilities, schools, and charming cafes, this home offers it all. Plus, you can indulge in some retail therapy at Nundah Village, Chermside Shopping Centre, and Toombul Shopping Centre, being a mere 5-minute drive away. Positioned close to some of Brisbane's most sought-after private schooling options, namely, St. Joseph's Nudgee College, Mary Mackillop College, Clayfield College, St. Rita's, and St. Margaret's. This home is also in the catchment of the prestigious Kedron State School catchment (Prep to Year 6), and the Wavell State High School catchment (Years 7 to 12). Whether you choose to appreciate in its current charm, or embark on a journey of renovation, extension, or elevation, the favourable floor plan and over-engineered deck provides a prospective purchaser the option to expand the home's footprint. Notable features:- Large 610sqm corner block - 3 light filled bedrooms with standalone wardrobes included- Hamptons style kitchen and bathroom- Bosch 5-burner gas stove cooktop- Bosch Pyrolytic (self-cleaning) oven- Integrated dishwasher- Split system air-conditioning in primary bedroom and living/dining area- Ceiling fans throughout- Timber flooring throughout- Large outdoor entertaining area with timber decking and ceiling fan- Mature and well-maintained gardens- Separate one car garage with workshop, laundry, and powder room- Private parking space for an additional car- Child and dog friendly, fully fenced perimeter- Close to public transport - Potential to see the city from approximately 6.5 metres- Approximately 8km to the Brisbane CBD and 7km to Brisbane Airport- Approximately 2 minutes to the entrance of the M7 Clem Jones Tunnel, providing easy access to the southside of the river and the Gold Coast. For more information or to arrange a viewing, please call Henry Hodge on 0455 500 035 or Kosta Porfyriou on 0404 430 327. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.