

25 Hamilton Avenue, Hendra, Qld 4011

House For Sale

Wednesday, 22 May 2024

25 Hamilton Avenue, Hendra, Qld 4011

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 405 m2

Type: House



Matthew Hunt
0732629999



Andrea Brown
0732629999

Auction

Don't miss one of the best opportunities of the year! Situated in the family-friendly suburb of Hendra, this adorable post-war starter home is brimming with potential. The Hamilton Avenue property truly comes to life with an inspection. This property WILL BE SOLD AT AUCTION on the 15th of June 2024 IF NOT SOLD PRIOR - Auction On-Site 4:30PM

Key Features:

- Perfectly Positioned Front Deck: Enjoy your morning coffee or tea on the North-East facing front deck, ideal for those crisp winter mornings.
- Character and Charm: Enter the home to find high ornate ceilings and polished timber floors that exude charm and warmth.
- Flexible Living Space: The modern family will appreciate the flexibility and space provided by the large downstairs utility room, currently used as an extra living area with shower and toilet facilities.
- Scope for Improvement: There's plenty of room to add your personal touch or rebuild and profit from any enhancements - your imagination is the only limit.

Additional Features:

- Modern kitchen with gas cooking
- Two bathrooms, with a versatile multi-purpose room downstairs currently used as a home office
- Ornate ceilings
- Large covered back deck overlooking a spacious backyard and a new magnesium swimming pool
- Timber floors throughout
- Air-conditioning to the master and living
- Fenced with low-maintenance gardens
- Lockable storage under the home
- Walking distance to local shops and cafes
- Minutes to DFO, Brisbane Airport, M1, and the Ascot Woolworths complex

With the median house price in Hendra at an all-time high, this is the perfect opportunity to enter the market at an exceptional value. BCC RATES: APPROX \$620 PER QTR URBAN UTILITIES \$470 PER QTR

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For more information or to arrange a private viewing, please contact Matthew Hunt on 0419 160 201 or Andrea Brown on 0417 182 824

This property is being sold by auction and due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

****Disclaimer:**** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.