

31 Rilatt Street, Wavell Heights, Qld 4012

Place. 

Sold House

Thursday, 10 August 2023

31 Rilatt Street, Wavell Heights, Qld 4012

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 746 m2

Type: House



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\$1,350,000

Showcasing an exquisite example of modern high-end finishes with a nod to the original charm, this double-brick post war home has been tastefully renovated and is a must to inspect. Positioned on a large, fully fenced 746m² block with side access to the powered double bay shed at the rear, and just a minute to Rilatt Park, this home is perfectly positioned to take advantage of the desirable lifestyle that Wavell Heights has to offer. Boasting two adjoining split-level north-facing decks and a purpose-designed firepit area, entertaining will be a delight and the established landscaped grounds provide an idyllic and safe place for children and pets to play. Combining character features of hardwood polished floors, ornate cornice and ceiling medallions, stained-glass windows, French doors, and high ceilings, with modern comforts including Smart LED lighting, Crimsafe security doors, and high-end finishes, this property is ready to move into now without anything further to do. Property features include:- Large entertainer's kitchen with 900mm stainless steel Smeg Portofino gas cooktop and rangehood, integrated Miele dishwasher, plumbing for fridge, generous breakfast bar with stunning gold hardware and feature tile backsplash, with direct access to one of the north facing decks- Open plan living and dining off the kitchen including air-conditioning, ceiling fan, feature lighting and access to the front porch via French doors- Large master bedroom with original stained-glass windows, air-conditioning, ornate cornice and ceiling medallion and mirrored wardrobes- Bedrooms 2 and 3 of good size and bedroom 2 inclusive of air-conditioning- Stunning main bathroom with Italian terrazzo floor tiles, feature wall tiling, extra-deep bathtub with dual head shower, beautiful vanity with marble backsplash tiling and gold hardware, raked ceiling with skylight, hideaway laundry, and ample linen storage- Second bathroom with shower, toilet and vanity featuring custom diamond tiled feature wall- Generously sized rear deck offering both open-air and undercover entertaining Extras include:- Dedicated fire pit entertaining area overlooking the backyard- Large double bay powered shed with remote door access- Upgraded electrical switchboard- Tile roof which has recently been restored including repointing, and new paint and guttering- Under-house storage via garage door- Electric hot water system- Bottled gas for cooktop- Retractable hoses for the garden Located just 8.5km from the CBD on a quiet, tree-lined street, there are ample cafés and restaurants nearby with Westfield Chermside just a 4 minute drive away. Commuting is made easy with convenient access to major arterials, the Brisbane airport, and public transport options a short walk away. The location offers an abundance of parks and greenspaces within easy reach including Rilatt Park, Shaw Park, and the Kedron Brook Bikeway. Lot on Plan: Lot 73 on RP69510 Land Area: 746m² (approx.) Frontage Width: 19m (approx.) Land Tenure: Freehold Zone: Low Density Residential Council: Brisbane City Council BCC Rates: \$2,719.20 per annum (gross) Rental Appraisal: \$700 - \$775 per week Year Built: 1950 (approx.) NBN HFCT This really is an opportunity too rare to miss. Contact Richard and Erin today to find out more! 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 purpose. 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.