

# 312 Rode Road, Wavell Heights, Qld 4012

## House For Sale

Wednesday, 6 March 2024

STONE

312 Rode Road, Wavell Heights, Qld 4012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 417 m2**

**Type: House**



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## Offers over \$825,000

Sitting on a 417sqm corner block and boasting city views from 7 meters, this neatly presented lowset home is immediately livable yet so much scope to expand and grow later. Positioned just moments from bike paths, parks & shops, perfect for the active lifestyle.- 417sqm corner block- Potential city views from 7m- North/South facing position- Town gas connected- Aquamax gas hot water system- Split system air-conditioning- Fully fenced perimeter - Under house storage- 3 light-filled bedrooms:> The master is a light-filled space offering high ceilings with ornate cornicing, picture railing, split-system air-conditioning, timber look flooring, ceiling fan with lighting, down lighting, casement windows with security bars and roller blinds.> Bedroom 2 features high ceilings with picture railing, timber look flooring, ceiling fan with lighting, down lighting, casement windows with security bars and roller blinds.> Bedroom 3 features high ceilings with picture railing, timber look flooring, ceiling fan with lighting, casement windows with security bars and roller blinds.- Bathroom:> The well-appointed main bathroom located in the heart of the home features a shower over bath configuration, detachable shower head, single basin vanity with storage, wall mounted vanity mirror cabinet, towel rails, frosted glass cubes and toilet.- Kitchen features:> Beko stainless-steel dishwasher> Stainless-steel 5 burner gas cooktop> Stainless-steel wall mounted oven 600mm with separate grill > Stainless-steel rangehood> Laminate benchtops plus island bench> Vinyl cabinetry> Double basin stainless-steel sink> Tiled splashback> High ceiling > Sliding window with roller blinds> Skylight > Down lighting- Living/dining:> The lounge and dining rooms flow effortlessly from the front foyer. Featuring high ceilings, ornate cornicing, split-system air-conditioning, timber look flooring, down lighting, ceiling fan with lighting, casement windows with security bars, roller blinds and glass French doors giving you access to the back steps leading to the yard.- Outdoor entertaining will be a breeze thanks to the deck teamed up with the large low maintenance yard that is perfect for relaxing and unwinding with family and friends encapsulating everything there is to love about our Queensland lifestyle.- Laundry located under the house featuring concrete flooring, wash tub and access to the backyard.- Car accommodation for 2 thanks to the garage located under the house teamed up with the large under house storage. This property also features:> Town gas connected> Aquamax gas hot water system> Corner block > North/South facing position> Fully fenced perimeter - School catchment:- Wavell Heights State School- Wavell State High- Amenities nearby:> Bristol Park 192m> Public transport (bus stop -Rode Road) 214m> Maggs Street Park 226m> O.L.A Primary School 265m> Local shops and cafes 338m> Kedron Brook Bike Paths 816m> Westfield Chermside 1.2km> Kidspace playground 1.92km> Public transport (train station - Nundah) 2.43km> Airport 8km> CBD 8km Move-in ready, yet huge potential. This lowset property will not last long so call to inspect today.