

# 40 Paling Avenue, Wilston, Qld 4051

## House For Sale

Friday, 1 March 2024

40 Paling Avenue, Wilston, Qld 4051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



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## Offers Over \$1,825,000

The essence of relaxed sophistication, this elegant character home captivates with multiple living zones, delicate heritage features and a magnificent outdoor entertaining area. Its 708sqm block in one of Wilstons mostsought-after streets a short walk to boutique cafes, restaurants, express city transport and esteemed schools. - Generous 708sqm block, providing ample space for various outdoor activities and future expansion- Walking distance to premium local schools, parks, Wilston Village and more- Well-maintained kitchen and bathroom areas, ensuring immediate livability and convenience- Expansive living area downstairs, complete with kitchen ideal for entertaining- Versatile fourth bedroom or study downstairs, ideal for work from home space- High ceilings, polished timber floors, and VJ walls, adding character and charm - Elevated north-east facing enclosed verandah captures morning light and breezes- Spacious yard with established gardens, combined with a covered entertaining space- Large in-ground pool equipped with a season extender heater, perfect for year-round enjoyment- Walking distance to express city transport. Premium family friendly locale Land size: 708 sqmWater rates: \$396.16 paCouncil rates: \$901.15 pq