

# 45 Fordham Street, Wavell Heights, Qld 4012

## House For Sale

Wednesday, 10 April 2024



45 Fordham Street, Wavell Heights, Qld 4012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 417 m2**

**Type: House**



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## Offers over \$1,05m

Nestled on a spacious 417sqm flat block 45 Fordham Street, Wavell Heights offers a delightful move in ready lowset home boasting 3 bedrooms and generous indoor living areas. The property features a new front deck and outdoor entertaining space that seamlessly transitions into a sizeable backyard complete with a handy powered shed for additional storage or office setup. Presented by Cara Bergmann Properties, this 1976 built home showcases beautiful timber flooring extending from the front veranda complementing its open living design. Conveniently located near shopping centres, schools, restaurants and the airport this residence provides easy access to essential amenities. Don't miss out on this superbly crafted home which offers a timeless haven for relaxation on its fully fenced low maintenance block. With its tranquil neighbourhood setting and impeccable presentation this property is sure to captivate discerning buyers. Features Include:

- The kitchen features a 4 burner freestanding electric cooktop and oven, double sink, new dishwasher and ample storage solutions.
- Upon entry you're greeted with separate living and dining areas. The living area boasts a new 5kw split air conditioning unit and ceiling fans for year round comfort.
- Additional storage has been cleverly integrated into the dining room.
- Enjoy a flat backyard, fully fenced for privacy featuring a new patio with an open top pergola. Ideal for children's play, pet activities or even the potential addition of a pool.
- Bedrooms are designed for relaxation featuring large windows, air conditioning and ceiling fans. Two bedrooms include built in cupboards while the third offers a spacious wardrobe that remains with the property. Newly installed bedroom blackout blinds enhance privacy and restful sleep.
- The family bathroom has been tastefully renovated and includes a glass sliding door shower, inbuilt shower storage, a vanity with a large sink and a separate toilet.
- A covered entertainment area leads to a large fully fenced backyard. An automated gate provides entry into the driveway ensuring privacy and security.
- A 3.1m x 6m powered shed with power points, a roller door and single door entry offers ample space for storage or workshop activities.
- Enjoy a modern laundry with direct outdoor access and an undercover clothesline. Additional storage options have been integrated for practicality.

Additional features:

- The property features a hidden hot water system for a streamlined look and extra storage in the entertainment area.
- Security bars on all windows.
- A new 10kw solar system with 20 panels and an 8kw inverter plus upgraded digital electricity meter.
- An electric front gate.
- Under house storage space.
- NBN connection.

\*Building and pest report and rental appraisal are available for viewing by interested buyers. Don't miss out on the opportunity to make this gorgeous property your own. Suburb Information: A popular North Brisbane suburb, Wavell Heights about a twenty minute drive from Brisbane CBD and Airport is a highly sought after destination for families. There is impressive local amenities, providing multiple shopping centres and a huge array of restaurants and food outlets. Direct access to public transport links you to the nearby Prince Charles Hospital, Westfield Chermside Shopping Centre and Brisbane CBD. Approximate Distances:

- Public transport (bus stop Bilsen Road) 270m
- Frank Roberts Park 300m > Local shops and cafes 1km
- Nundah State School 1.3km
- Kedron Brook bike paths 1.4km
- Public transport (train station Nundah) 1.6km
- O.L.A Primary School 1.9km
- Wavell State High School 1.9km
- Westfield Chermside 2.7km
- Kidspace playground 3.8km
- Airport 8.1km
- CBD 11.1km

Contact Cara Bergmann Properties to schedule a viewing and make 45 Fordham your families new home.\*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.