

**46 Cavendish Street, Nundah, Qld 4012**

Place. **P**

**House For Sale**

Friday, 10 May 2024

46 Cavendish Street, Nundah, Qld 4012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Janelle McKenna  
0417004845

## Auction

Auction Location: ON SITE Providing plentiful space for families and entertainers alike, this dual-level character home boasts a large rear yard and elegant traditional details. Only a stone's throw from Nundah Village's retail and dining options, this exceptional property set on two titles also features incredible entertainment options and a coveted address. Benefitting from a north-eastern aspect that captures fantastic natural light and refreshing breezes, the residence greets you with a magnificent character facade and mature front gardens. Inside, VJ walls, lofty ceilings and timber floors are showcased throughout. Flowing from a covered front verandah and the home's welcoming entry, a generous living and dining area adjoins an airy sunroom. Providing all the essentials for preparing a delicious meal, the kitchen displays a breakfast bar and ample cupboard storage. Outside, an external staircase leads down to a large fully-fenced grassed rear yard fringed by established gardens. Offering vast amounts of space for children and pets, this marvellous outdoor area also encompasses a covered patio that lends itself to both grand and intimate gatherings. Finishing the upper level is a sizeable master bedroom and two additional bedrooms, as well as a tidy main bathroom with a separate bath and shower. Downstairs, a spacious second living area or study gives the property brilliant dual-living potential. You will also find a second full bathroom, plus a fourth bedroom or study. Complete with a secure dual garage and fabulous storage, the residence also includes air-conditioning, a new corrugated-iron roof and recently-landscaped gardens. Additionally, the front verandah was refurbished just last year. Minutes from DFO Brisbane and the Brisbane Airport, this sensational home is also close to the Northgate and Nundah train stations. Numerous family-friendly parklands and the Kedron Brook Bikeway are nearby. Falling within the Nundah State School and Aviation High catchment areas, this outstanding property is also a short distance from Saint Joseph's Nundah, Mary MacKillop College and Our Lady of Mount the Angels' School. Do not miss this exciting opportunity – call to arrange an inspection today. 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 purposes. 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.