

# 5 Gamble Street, Wavell Heights, Qld 4012

Place. 

## House For Sale

Friday, 1 December 2023

5 Gamble Street, Wavell Heights, Qld 4012

**Bedrooms: 3**

**Bathrooms: 3**

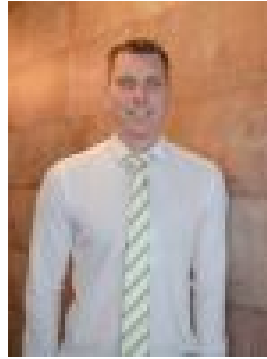
**Parkings: 2**

**Area: 662 m2**

**Type: House**



Ross Armstrong  
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## For Sale

Situated in one of one of Wavell Heights most sought after pockets, this beloved family home is guaranteed to suit growing and/or blended families a like. Offering three generously sized bedrooms, three bathrooms, secure accommodation for two vehicles, a swimming pool, and additional living downstairs which is just under legal height, 5 Gamble Street has been thoughtfully renovated and offers dual living, ideal for multi-generational families or for those with teenagers/ older children. The upper level comprises of an open plan, light filled lounge, and dining area with timber floors, updated entertainer's kitchen, and three generously sized bedrooms. The lower level features a fully self-contained living area, en-suited bedroom, bathroom and large garage with space for two vehicles and plenty of storage. The lower level living flows seamlessly out to a large undercover patio which overlooks the swimming pool, lawns and surrounding landscaping. This is the ideal spot for entertaining, perfect for both intimate and large gatherings. This lovely family home is move-in ready as is whilst also offering buyers the opportunity to add value down the track. The property offers great versatility and is within close proximity to a range of shops and dining options, as well as excellent local schools. The Home in Summary: Upper Level: - Light filled open plan lounge with timber flooring and air conditioning which opens out to the expansive front balcony.- Separate dining area with hardwood timber flooring overlooking the living. - Updated kitchen with plenty of cabinetry, gas cooktop with rangehood, oven, near new dishwasher and breakfast bar.- Master bedroom featuring private ensuite, walk in wardrobe and split system air conditioning. - Two additional generously sized bedrooms with built-in wardrobes. - Main bathroom, with separate shower and bath facility.- Full length balcony, capturing lovely breezes all year round.- Linen press and ample storage throughout. Lower Level: - Under house, self-contained living area which is just under legal height and has separate access, ideal for buyers wanting to run a small business from home or for those with teenagers or elderly parents requiring more space. - Fully functional kitchen with gas cooktop and oven, all overlooking the living and dining. - Living flows out to an outdoor patio which overlooks the swimming pool, lawns and surrounding landscaping. - Fully fenced and landscaped gardens throughout.- Large carpeted bedroom with private ensuite.- Functional laundry space. - Garage with extra storage/ workshop area.- Solar panels. This property is located in the highly regarded Wavell Heights State School and Wavell State High School Catchments and is a short drive to Our Lady of the Angels Catholic Primary School and secondary schools including Mary Mackillop College, Clayfield College, St Margaret's and St Rita's College. This home represents endless potential whilst being very liveable for many years to come. An inspection is recommended to truly take in the full scale and potential of this property. For further details please contact Ross Armstrong on 0409 299 653 or Matthew Jabs on 0422 294 272. \*\* Disclaimer\*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.