

# 58-60 Brae Street, Wavell Heights, Qld 4012

## House For Sale

Thursday, 16 November 2023

58-60 Brae Street, Wavell Heights, Qld 4012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 822 m2**

**Type: House**



James Dickson  
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Georgia Wade  
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## For Sale

Perched on an elevated block in the heart of Wavell Heights, this is the opportunity to develop or hold something special. 58-60 Brae Street is set out on 2 side-by-side lots 17 & 18 on a total land parcel of 822m<sup>2</sup>. This is the first time on the market since the house was built in 1947. There is only a slight 2.5m front to rear (North to South) slope presenting the views across the suburb and beyond to the city. Currently, there is a charming 2 bedroom family home that is neat as a pin and has some great features that you can enjoy in the interim of development stages if that is the path. Features easy maintenance gardens, side access to the large backyard, and a 2 car lock-up garage. For Sale now and presenting all offers as we receive, so get in quick and don't miss the opportunity to secure your dream property to build.

**Development Highlights:**-- Zoned Low Density Residential- 822m<sup>2</sup> divided into 2 side-by-side lots (Lot 17 & 18)- Renovate, hold, or build your dream home or homes- Red hot area in Brisbane- Amazing potential returns- So close to schools, transport, shopping centres and sporting facilities- Near flat land with a slight 2.5m front to rear slope- 20m frontage

**Property Features:**-- 2 bedrooms, 1 bathroom, 2 toilets, 2 car lock-up garage- Bathroom with shower over bath, toilet and storage- Air conditioning- Under house storage- Laundry and toilet under house- Great backyard- Side access- Sitting room

This location in Wavell Heights presents the perfect family-friendly lifestyle. There is a Childcare centre, Kindergarten and Wavell State High School on the same street, along with bus stops just around the corner. Only 3 minutes to Kedron State School and 5 minutes to St Anthony's Primary, Padua and Mt Alvernia Private Schools. There are some amazing recreation options surrounding the property including; Kedron Brook Bikeway, playgrounds, skate park, tennis centre, beach sports club, bowls club and the rugby club. Only minutes to Westfield Chermside and The Prince Charles Hospital, 15 minutes to the airport and 18 minutes to the CBD. Make this property yours today!

**\*\* Disclaimer \*\***Connect Realty is prepared with video walkthroughs and other digital resources on our property that will help continue your property journey. This property is being sold without a price, so 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, Connect Realty confirm that they cannot guarantee the accuracy of the same and accept no liability if any information contained in the document or provided within is inaccurate. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence and council approvals.