

62 Valaria Avenue, Seven Hills, Qld 4170

[View on map](#) Inner East

House For Sale

Wednesday, 17 April 2024

62 Valaria Avenue, Seven Hills, Qld 4170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 620 m2

Type: House



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Auction

After almost 50 years of ownership, this precious and well-maintained post-war home is on offer. This could be your next home, project, or new build in an enviable location. Boasting a 620m² corner block, in family friendly Seven Hills, opposite parkland which is adjacent to Seven Hills Bushland Reserve with walking trails to various nearby suburbs. The property is within a 6km radius of the Brisbane CBD and a 14 km radius of the Brisbane Airport. The home comprises of 3 sizeable bedrooms and an additional study, all with built-in wardrobes. The spacious lounge leads to the dining and kitchen areas, where each separately opens to a large private and secure back deck, with a north-facing aspect. There is carpet throughout the living areas and bedrooms and beautiful timber hardwood floors underneath. On the ground floor, there is a 2-car lock-up garage, laundry, bench tops, ample space in the multi-purpose use area, storage room, and an additional toilet. Under the back deck, you will find an enclosed storage area, inclusive of a garden shed. Key features include:

- 3 large bedrooms with built-in wardrobes
- Additional study with built-in wardrobes
- Bathroom with separate bath and shower
- Large living area, opening into the dining area
- Kitchen and dining areas separately access the back deck
- Verandah out the front
- Large, tiled back deck facing north
- Hardwood timber floors under the carpet
- 2 Car lock-up garage
- Multi-purpose use area on ground level
- Storage, laundry, and extra toilet on ground level
- Solarhart
- Beautiful plants and shrubs throughout the garden
- Fully fenced yard
- Expansive parkland opposite home
- John Hanley Park with playground 100m walk

This property is within walking distance to nearby popular Seven Hills State School, local cafés along Oateson Skyline Drive, and local food stores. Also, a short drive to many highly regarded private and public schools and major shopping centres. 62 Valaria Avenue is certainly ripe for a creative transformation or the chance to construct your ideal residence. Surrounded by renovated and newly built luxury homes, you will relish living in this inviting and friendly neighbourhood!

Price Disclaimer: This property is being sold by Auction or without a price and therefore a price guide cannot be provided. As per legislation governed by the 2014 Property Occupations Act, we cannot disclose any price expectations for sales via public auction in Queensland.