

7 Primrose Close, Wavell Heights, Qld 4012

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House For Sale

Friday, 14 June 2024

7 Primrose Close, Wavell Heights, Qld 4012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 315 m2

Type: House



Sale By Home Owner
1300609392

Offers over \$975,000

The phone enquiry code for this property is - 6135 Discover your new lifestyle in this beautifully renovated, energy-efficient home that combines luxury and practicality in a peaceful parkside setting. It does not get better than this! Step Inside and Discover:- Modern Contemporary: clean lines, minimalist, LED down lighting, with mid-century design elements and comforts of contemporary living make this home feel luxurious and modern.- Open Plan Living: life flows between the living spaces to the kitchen and outdoor spaces with views of your garden in nearly every direction and flooding in natural light (Internal: 112sqm, External: 70sqm, Lot: 315sqm).- 3 Beds, 2 Bathrooms with Den: three comfortable-sized rooms with carpet, built-ins and custom cabinetry, a primary with a newly renovated ensuite for added luxury, and an insulated garage conversion providing extra living space/den/study and ample storage.- Chef's Kitchen: Stainless-steel 4 burner gas cooktop & oven, stone benchtops, recessed rangehood, dishwasher, double basin sink, and a spacious breakfast bar all on an open plan.- Tech-Savvy Comfort: NBN connected, north-facing tinted windows and solar power for reduced energy costs, and split a/c units in every room that you can control via mobile app, perfect for remotely monitoring temperature and keeping both pets and home comfortable.- Outdoor Oasis: Covered patio with tiled flooring, outdoor entertaining, lighting, power points, 2x raised beds for a herb garden/veggie patch, and a private courtyard for ultimate relaxation.- Convenient Laundry: Ample bench space and storage with direct access to the utility area.- Smart Storage: Separate from the outliving areas, a convenient utility and storage area with a clothing line, bin storage, air-conditioning units, solar panel inverter, and 2 x sheds.- Parking: Space for two cars on the driveway and a third (or trailer) on the lawn in front of the utility area.- Flood-Safe: The lot sits above the flood plain ensuring no threat from Downfall Creek. Additional Features:- Park Proximity: 50m to Downfall Creek Bikeway, 75m to Downfall Creek dog park, 500m to Brickyard dog park.- Convenient Transport: Walking distance to Sunshine Station and Virginia Station (both 900m) or drive to Northgate station (3.2km) to park and ride for the express train to the City.- Nearby Amenities: o Kalisto Cafe (500m), Fox Coffee (900m), Flour & Chocolate (2.1km) o Chermshire shopping centre (2.1km) o Chermshire parkrun (2.3km), Kedron parkrun (3.3km) o Nundah Village (3.7km) o Harris Farms Markets at Clayfield (5km) o Brisbane Airport (6.7km)- Schools: o Virginia State School (900m) o Geebung Special School (1.2km) o Geebung State School (1.4km) o Wavell State Primary School (1.6km) o Wavell Heights High School (3.2km)- City Access: Just 9.6km to CBD with multiple routes available to avoid peak-hour volume. Why You Should Buy This Home:- Genuine Turn-Key Option: Perfect for first-home buyers, those upgrading, or investors.- Low Operating Costs: o Electricity bill is ~\$150 per quarter approx. (no that's not a typo) o Gas bill is ~\$180 per quarter approx. (no that's not a typo) o Council rates: ~\$427.55 per quarter approx. o Water & sewer ~\$326.12 per quarter approx. Extras Included in Sale:- Stainless Steel Chef gas range- Stainless Steel LG Fridge- Stainless Steel Delonghi dishwasher- Under the counter large capacity AEG Protex Plus washer and drier- Custom-built picnic table, bench, umbrella, and 4 x chairs- Wall mirror in corridor- 2 x garden sheds