

9 Spence Road, Wavell Heights, Qld 4012

Solutions

**Sold House**

Thursday, 22 February 2024

9 Spence Road, Wavell Heights, Qld 4012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 690 m2**

**Type: House**



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## Contact agent

Built in 1946, this enchanting family home offers a stunning example of character features and craftsmanship accentuated in this post war era. Nestled on a 690m<sup>2</sup> block and set back off the street, the block itself is relatively flat, fully fenced (approximate measurements of 21.5m width, and 31.5m depth), and offers privacy, security and street appeal. Entrance to the home via a couple of stairs takes you through to the main hallway, with formal lounge off to the right. The stunning original frosted glass sliding doors open through to the dining room, with adjacent modern kitchen, and out through timber French doors to the rear covered timber deck. The modern and well appointed kitchen, has floor to ceiling cabinetry, large gas cooktop, oven and rangehood, new dishwasher and a lovely timber bi-fold servery window to the deck, a perfect addition for entertaining. You'll love sitting out on the private rear deck that spans the width of the rear of the home, and overlooks the fully fenced flat grassed back yard for the kids or pets to play in, accessible by the central rear stairs. Lovingly renovated, it's evident the consideration of retaining the lovely character features of this wonderful family home, whilst also ensuring a modern renovation and desirability for years to come. Some features include:

- 2 Large bedrooms, main with substantial built-in robes and modern ensuite, second bedroom with timber French doors to the rear deck
- Study or nursery - Modern kitchen with 4 burner gas stove, modern appliances - Timber French doors from the dining out to the huge covered rear deck
- Main bathroom with shower over bath
- Huge laundry with internal and external access
- Character features including bay window, picture rails, original frosted glass windows and sliding doors, ornate cornicing throughout - Stunning timber floorboards throughout the home
- 690m<sup>2</sup> block (approximately 21.5m x 31.5m)
- Fully fenced, flat rear yard - New dishwasher, dryer and air-conditioning in the lounge room - Secure remote access parking under house with generous dry storage area - Council Rates \$731 per quarter

approximately Your family will love living in this well regarded, elevated pocket of popular Wavell Heights. Popular due to it's convenient access to Brisbane's City only 10kms away, as well as Brisbane Airport (15 minute drive), M7 toll road access (5 minutes away) connecting you easily to the Gold and Sunshine Coasts, and also a multitude of private and state schools only a short distance away. This property sits in the Wavell Heights State School and Wavell Heights State High School State Catchment areas. If you are looking to secure a property with immense value for the future, don't miss this opportunity. Auction: Wednesday March 13th at 1pm, In Rooms at Harcourts Solutions, 142 Newmarket Road Windsor. All enquiries to Emily Magee 0410 140 105