

40 Wendon Way, Bridgeman Downs, Qld 4035



House For Sale

Wednesday, 19 June 2024

40 Wendon Way, Bridgeman Downs, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 948 m2

Type: House



Daniel Waters
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Jacob Ball
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For Sale Now

Set on a massive north facing block (948sqm) in one of the most tightly held pockets of Bridgeman Downs, this sprawling lowset home will immediately impress you with its wonderful street appeal, practical floorplan and incredible backyard that interacts seamlessly with the alfresco and internal living areas. The home has had a long-term owner occupier and presents to a neat and tidy standard, but provides plenty of scope to refresh and add further value if and when desired (can be moved into or rented out immediately). The floorplan includes a masterful mix of generously proportioned living and dining options for a large family, 4 bedrooms, a tidy kitchen with stone bench top, 2 bathrooms and a double lock-up garage. A cathedral ceiling over the family room, meals area and kitchen adds wow factor, and there is a seamless flow between the family room, alfresco area and backyard. The backyard is level and provides an abundance of space for families, avid gardeners and pets. The property is positioned within a tightly held and exclusive enclave of prestige homes and is within 40 metres of a tranquil parkland reserve, which provides some amazing walking and bike tracks. The estate is within 12 kilometres of the CBD and provides easy access to Westfield Chermerside, Prince Charles Hospital, Brisbane Airport and bus routes to some of Brisbane's top schools. Buyers should also look to consider the future development potential this sizeable 948sqm level block may offer (STCA). Homes of this calibre and in this position are extremely rare and highly sought after, and be assured, this opportunity should not be missed. Features you will love, include:

- Lowset brick and tile construction – well-presented inside and out
- 4 sizeable bedrooms, perfect for a large family. The master suite has a walk-in robe and ensuite.
- The lounge and dining area are positioned at the front of the home and provide space and separation in a busy family home
- A neat and tidy kitchen offering plenty of bench space and storage. It includes a black stone bench top, electric cook top, wall oven and large pantry. The kitchen is the social hub of the home and adjoins the dining, family/meals and alfresco area.
- A spacious family/meals area with a cathedral ceiling above extends out seamlessly to the alfresco entertaining area and backyard.
- Well-appointed family bathroom with bath, shower and separate toilet. The separate powder room will be a blessing for a busy family in the morning.
- A large alfresco entertaining area overlooks the backyard and acts as another living area
- Tidy internal laundry
- Double garage with a wide driveway in front
- The level north facing 948sqm block is ideal for families seeking space, pets and avid gardeners.
- Additional extras include air-conditioning, ceiling fans, internal blinds and security screens.

Make your move with confidence – this is space, privacy & practicality at its absolute best. The location is superb and the home is incredibly spacious – to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS. QUICK FACTS: Year Built: Early 1990's Land Size: 948sqm Aspect: North facing Rates: \$TBC per quarter Rental Return: \$800 - \$900 per week School Catchments: McDowall State School, Aspley State High School