

**69 Hedley Avenue, Nundah, QLD, 4012**

**House For Sale**

Thursday, 1 August 2024

69 Hedley Avenue, Nundah, QLD, 4012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Tony McLoughlin  
0414848938

## Early 1940 Queenslander on 825m2 block

Set on 825m2 this large family home could become your perfect dream home! Upstairs offers large bedrooms and spacious living areas with beautiful early Queenslander features like VJ walls and 4-inch hoop pine floorboards. This property has a lot of the character that buyers always seek, and these homes renovated on this size block can fetch a fortune.

Already built in underneath with kitchen and bathroom, giving you that granny flat living or a second income to help with the mortgage.

### Property Features:

- Large open kitchen upstairs
- Hoop pine floorboards
- High ceilings with VJ walls
- Large main bedroom with built in robes
- Double garage underneath and a second double garage at rear
- Second kitchen downstairs and second bathroom downstairs
- Two bay shed Side access on an 825m2 block

Location: 2 min drive to Nundah Village (Woolworths) 1 min cycle to Kedron Brook Bikeway 15 min walk to Nundah Farmers Market (Every Sunday) 12 min walk to Sandgate Road, Nundah cafes and restaurants 15 min drive to Brisbane CBD 8 min drive to Brisbane Airport 12 min walk to Nundah/Toombul Train Station 8 min walk to Toombul Bus Station 2 min walk to Toombul Dog Park 1 hour drive to the Gold Coast 1 hour 10 drive to the Sunshine Coast

School Zones: Nundah State School (Prep to year 6) - 3 min drive Aviation High (Year 7 to 12) - 11 min walk

Rental Estimate: \$850 - \$950 per week.

Costs: Council rates: \$620 per quarter approx

Water rates: \$350 per quarter approx

### Disclaimer:

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

### Disclaimer:

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