



Acacia Ridge, 14 Wallum Street

SOLD BY JONAS LEONG & EUGENE CAVANAGH

Jump in line to inspect this part double brick home today because it has as much to offer first time buyers on a budget as it does savvy investors and those looking to secure the site of their future dream home (STCA).

Highlights:

- Generous 554m2 flat block, 2 doors down from Mortimer Rd Park sporting fields/playground
- Existing solid brick 3-bedroom lowset with single garage + 2 sheds (one just over 31m2!)
- Walk to bus stop, Acacia Marketplace (Woolies, eateries, bank), Acacia Ridge State School, local shops & eateries
- Short drive to Glenala State High and Acacia Ridge Shopping Centre
- Move in or rent ready, or secure and start designing your own home (STCA)

Hitting the market for the first time, this property is defined by a series of attractive arches



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SOLD

LJ Hooker Property Partners



For Sale
Please Call

View
ljhooker.com.au/B2QAF4R

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across its expansive facade, and healthy green lawns in the front and back yards.

Inside, a simple floorplan comprises 3 carpeted bedrooms, 2 with built-in robes, a central bathroom with shower, tub and separate toilet, and a combined fan-cooled and air-conditioned living/dining area surrounding a generously sized kitchen with basic fit-out. To help cool the place further, there are 2 roof-space extraction fans.

There's nothing overly fancy here on the decor front, but everything is functional and you could move in straight away or put it on the market as a rental with a bit of renovations. There's garaging for a single car, with a laundry at the back, and storage in the back yard in the form of 2 sheds - one small (6m2) and the other almost 31m2 with twin tilt door access.

Big picture people will spot this block's prize potential as a workable site for building a whole new home down the track (STCA). It's a decent size, very flat, and boasts a family-friendly location with sporting fields and an airport-themed playground literally 2 doors down at Mortimer Rd Park, the local primary school, Woolies, and city-bound buses - all within a walk of the front door.

This property's broad appeal will attract a range of buyers like bees to honey. Plan to inspect ASAP!

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More About this Property

Property ID	B2QAF4R
Property Type	House
Land Area	554 m2
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes

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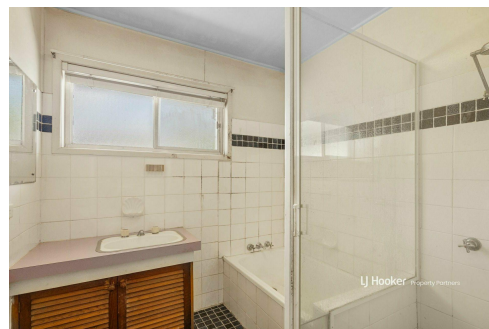
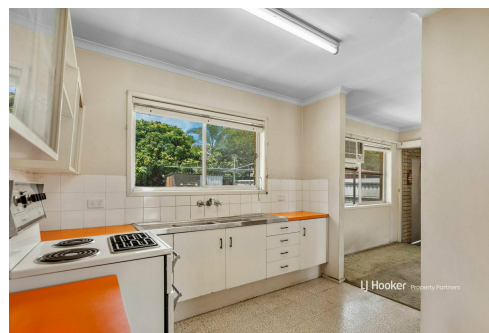
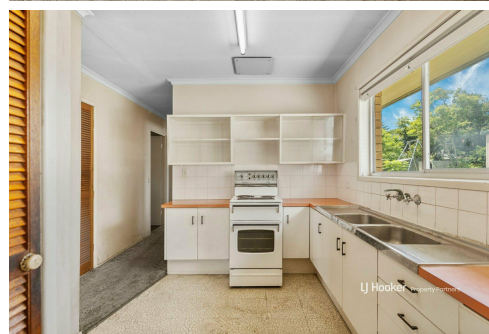
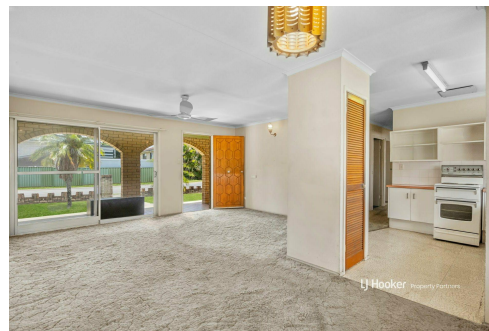
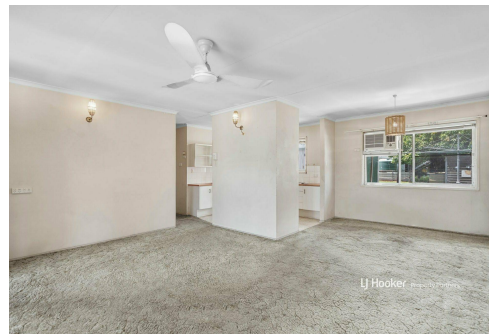
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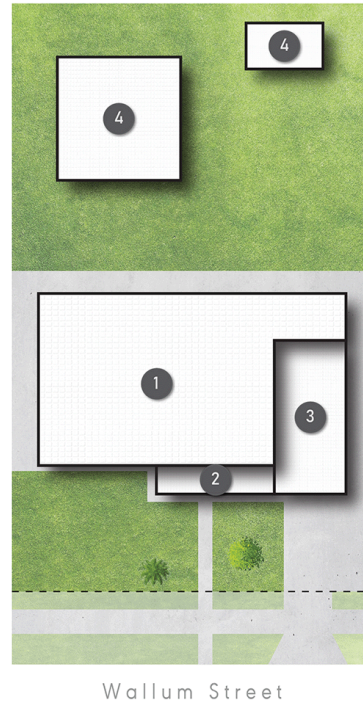
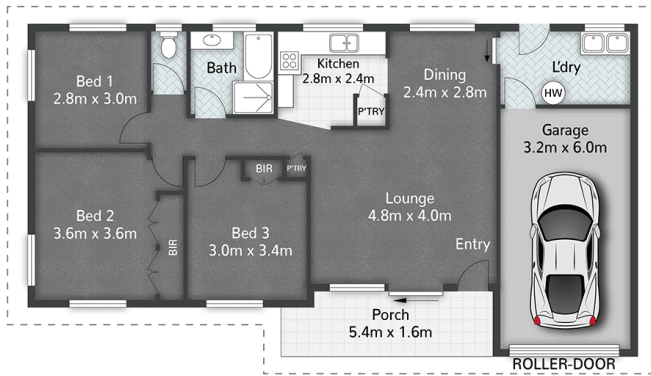
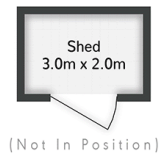
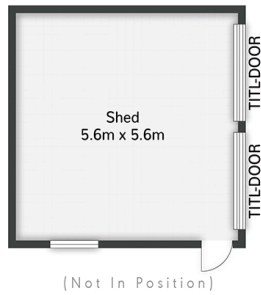
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- LEGEND**
- 1 RESIDENCE
 - 2 PORCH
 - 3 GARAGE
 - 4 SHED



14 Wallum Street **ACACIA RIDGE**

3 | 1 | 1 | 101m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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