






49 Navua Avenue, Aspley

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Elevated Opportunity in a Premium Aspley Pocket

Positioned on an elevated 688sqm block in one of Aspley's most desirable, tree-lined streets, 49 Navua Avenue presents an exceptional opportunity for first home buyers, renovators, investors, or those seeking the perfect site to build a dream home.

Offered to the market for the first time since new, the well-built residence retains its original charm and provides a solid foundation for future improvement. The home features three bedrooms, one bathroom, hardwood floors, and original kitchen and bathroom spaces, complemented by an upgraded Colorbond roof.

The elevated position captures pleasant views toward the D'Aguiar Ranges, while the land's gentle slope from front to rear, approximate 17-metre frontage, and 40-metre depth offer excellent usability and scope. A level backyard and sparkling inground pool enhance the outdoor appeal, ideal for families or entertaining.

Additional features include storage and low-height vehicle accommodation underneath the home, adding further practicality.

Navua Avenue is renowned for its leafy outlook and unbeatable

FOR SALE

Under Offer By Daniel Waters

AGENTS

Daniel Waters
0412 847 849
dwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

convenience. Enjoy close proximity to Aspley's vibrant retail precinct, sought-after schools (private and public), Westfield Chermshire, and the Prince Charles/St Vincent's Hospital precinct. Excellent public transport options, including bus and rail, provide easy access to the CBD.

For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts:

Year Built - Circa 1950's

Land Size - 688sqm

Aspect: West Facing (elevated, high side of street with outlook toward D'Aguilar Ranges)

Block Dimensions - 17m frontage, 40m depth approx.

Market Rental Appraisal - \$625-\$650 per week

• conditioning - Yes

School Catchments - Aspley East State School & Aspley State High School

MORE DETAILS

Property ID	3BQ7F1R
Property Type	House
Land Area	688 m2
Including	Air Conditioning Pool

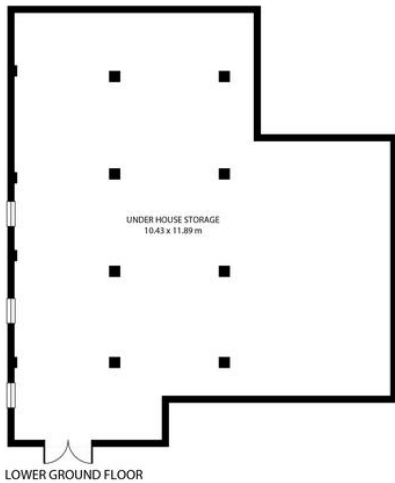
Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
dwaters@ljhooker.com.au

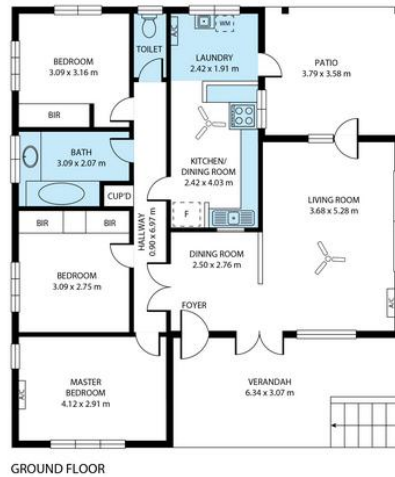
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LOWER GROUND FLOOR



GROUND FLOOR



49 Navua Avenue, Aspley, Queensland, 4034

TOTAL APPROX. FLOOR AREA 195 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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