



8 Wardley Street, Capalaba




## Endless Potential on 779m<sup>2</sup> — Dual Living + More

Positioned on a generous 779m<sup>2</sup> block in a convenient pocket of Capalaba, this highset home offers exceptional flexibility for families, investors or buyers seeking space and future potential. With multiple living zones across two levels, a large backyard and ample parking, the property provides a fantastic opportunity to move straight in while exploring further value-add possibilities, including potential development (STCA).

Upstairs features a light-filled layout with three bedrooms, a well-appointed kitchen and comfortable living spaces that flow seamlessly to the standout outdoor entertaining deck. Overlooking the yard and complete with a built-in pizza oven, this elevated deck is perfect for entertaining friends and family all year round.

Downstairs offers excellent versatility with a large multipurpose layout including a living area, kitchen, bathroom and an additional room currently used as a bedroom (not legal height). This space presents a great opportunity for extended family living, guest accommodation or a private retreat.

Outside, the expansive yard provides plenty of room for vehicles,

3  2  7 

**FOR SALE**  
EXPRESSIONS OF INTEREST

### AGENTS

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### AGENCY

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 **LJ Hooker**

trailers, boats or caravans thanks to convenient side access, while a large shed adds further storage or workshop potential.

Features include:

- " 3 bedrooms upstairs
- " Highset home on a generous 779m<sup>2</sup> block
- Downstairs multipurpose area with living space, kitchen, bathroom and additional room (not legal height)
- Potential dual living setup
- Beautiful elevated entertaining deck with pizza oven
- Large shed for storage or workshop
- Side access with plenty of parking for vehicles, trailers or boats
- Expansive backyard with potential development opportunities (STCA)

Located close to local schools, shops, parks and transport, this property offers a fantastic lifestyle opportunity with plenty of upside for the future.

Opportunities like this are becoming increasingly rare in Capalaba - inspect today to appreciate the space, flexibility and potential on offer.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

Property ID	BU2AF2S
Property Type	House
Land Area	779 m2
Including	Deck

**Jimmy Regan 0412 941 716**

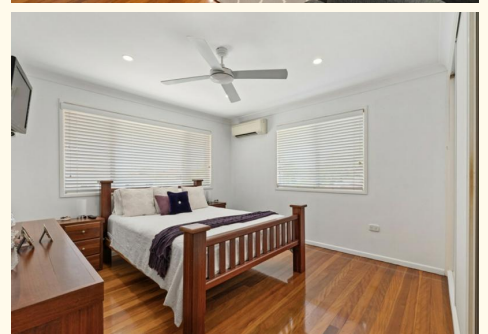
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Covered Area: 273m<sup>2</sup>

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