






59 Hedley Avenue, Nundah

Character, Convenience & Endless Potential in the Heart of Nundah

Perfectly positioned on an elevated 412sqm allotment in one of Nundah's most desirable pockets, this beautifully presented post-war home offers the ideal combination of immediate comfort, timeless character and exciting future potential. Whether you're searching for your first home, a quality investment or a property with scope to transform into something truly special, this is an opportunity that is becoming increasingly difficult to find in Brisbane's thriving inner north.

Behind its welcoming facade, the home reveals a spacious and light-filled floorplan enhanced by many of the classic features buyers love, including soaring high ceilings, rich hardwood timber floors and traditional timber windows. Thoughtfully updated with air-conditioning and modern downlighting, it blends character and comfort to create a home that is both inviting and practical.

The generous open plan living and dining area flows effortlessly to a well-appointed kitchen featuring a gas cooktop, oven, extensive bench space and an abundance of storage, making everyday living and entertaining a breeze. At the front of the home, a sun-drenched

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FOR SALE

Offers over \$1,150,000

VIEW

Thu 9th Jul @ 4:45PM - 5:15PM

AGENTS

Daniel Waters
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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.



verandah provides the perfect setting to enjoy your morning coffee while taking in the elevated suburban outlook.

Step outside to discover a large covered entertaining pergola overlooking a fully fenced backyard, offering plenty of room for children and pets to play, or the opportunity for enthusiastic gardeners to create something special.

Adding even greater appeal is the exceptional under-house space, incorporating a secure lock-up garage together with extensive sealed storage and workshop areas. For those looking to maximise the property's long-term potential, there is exciting scope to raise the home and further expand the floorplan in the future, subject to the relevant approvals.

Positioned within easy walking distance of the vibrant Nundah Village precinct, boutique cafés, renowned Sunday Markets, Nundah Train Station and the picturesque Kedron Brook walking and cycling paths, this outstanding address also places you just 7km from Brisbane's CBD while providing effortless access to Brisbane Airport and Westfield Chermside.

Beautifully presented and ready to enjoy today, yet offering exceptional opportunities to renovate, extend or personalise over time, this is an outstanding chance to secure an elevated character home in one of Brisbane's most sought-after lifestyle locations.

Things you will love...

- Elevated 412sqm block on the high side of the street
 - Spacious post-war home with classic character features
 - High ceilings, hardwood timber floors and timber windows
 - Sunny front verandah
 - Spacious open plan living and dining
 - Well-appointed kitchen with gas cooking and abundant storage
 - Two generous bedrooms
 - Covered outdoor entertaining overlooking a fenced backyard
 - Lock-up garage plus extensive storage and workshop space underneath
 - " Opportunity to raise and extend the home (STCA)
 - Walk to Nundah Village, cafés, markets, train station and Kedron Brook
 - Just 7km to Brisbane CBD with excellent airport and motorway access
- Walk to Nundah Village, rail and bus transport

Beautifully presented, wonderfully positioned and brimming with future potential, this is a rare opportunity to secure an outstanding home in the heart of Nundah-one that can be enjoyed today while offering exciting possibilities for tomorrow. For further information or to arrange an inspection, contact Daniel Waters today.

Quick Facts...

Year Built: Circa 1950's

Land Size: 412sqm

Occupancy Status: Vacant

Aspect: East/West facing

School Catchments: Nundah State School, Aviation State High School

Quarterly Rates: \$TBC per quarter approx.

Market Rent: \$700 per week approx.

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

Property ID 3CNAF1R
Property Type House
Land Area 412 m2
Including Outdoor Entertaining
Fully Fenced
Remote Garage

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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59 Hedley Avenue
NUNDAH

- 2 Bed
- 1 Bath
- 1 Car

Internal : 75m²
External : 45m²
Utility/Garage : 72m²
Total Area : 192m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

