







134 Hamilton Road, Wavell Heights

PRIVATE LIVING, MOVE-IN READY!

Set in a handy part of Wavell Heights, this four-bedroom home is all about easy, private living. With new carpet and fresh paint throughout, it's move-in ready from day one. With a front deck to greet the morning and a backyard made for weekends, it's a home that keeps everything close and makes everyday life simple.

The front living area opens straight out onto the front deck, a relaxed private spot for a morning coffee or an evening watching the street go by. At the opposite end of the home, the kitchen sits near to the elevated back deck, so cooking, chatting and entertaining all flow together without anyone feeling left out of the action.

Out the back, the elevated deck and entertaining area look over a spacious backyard, with plenty of room for the kids to run, the dog to roam or a crowd to gather. It's the kind of outdoor space that makes weekends feel longer. The ideal property giving you so much entertaining potential

Designed with connection in mind, the floorplan links the home's key spaces with ease. From the front living area through to the kitchen, the home flows naturally from the street to the backyard. Bedrooms sit

4 1 2

FOR SALE
OFFERS FROM $925,000

AGENTS
Dean Hamilton
0400 799 447
dean.hamilton@ljhooker.com.au

Oscar O'Hara
0479 089 802
oscar.ohara@ljhooker.com.au

AGENCY
LJ Hooker Stafford
(07) 3357 1888

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close to the main living areas, keeping the whole household together and making everyday routines simple and effortless.

Four bedrooms offer flexible accommodation for a growing family, guests, or a home office, with the master featuring a built-in robe.

Mature hedges add a layer of privacy to the property, sheltering sight and noise from the street, making the home feel like your own private oasis. A garage and carport add space and everyday parking convenience.

Positioned for convenience, less than 200m away from a set of local stores, bakery's, and coffee shops. Along with easy access to public transport. A location like this, everything sits near, so you never have to travel far.

FEATURES:
- Two Decks (Front and Rear)
- Air conditioning throughout
- Fresh interior paint
- New carpet
- Updated kitchen and bathroom
- Second Toilet
- Mature hedges
- Polished floorboards
- Fenced 696m2 Block
- Wide 20m frontage with side access
- Potential subdivision site as its under 200m walk to neighborhood center (SBCC)

Wavell Heights homes with this much outdoor space and character don't last long. Contact Dean or Oscar today to arrange your inspection, or with any questions you may have.











MORE DETAILS

Property ID	1FFUF4N
Property Type	House
Land Area	696 m2
Including	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

Dean Hamilton 0400 799 447
Director/Principal | dean.hamilton@ljhooker.com.au
Oscar O'Hara 0479 089 802
Associate | oscar.ohara@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au

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FLOOR AREA SIZES

Internal	124.1m²
External	57.6m²
Garage	21.1m²
Carport	19.6m²
TOTAL	**222.3m²**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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