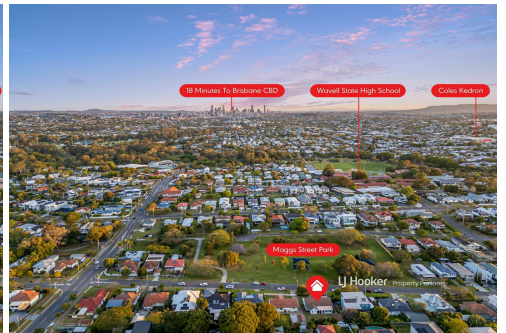
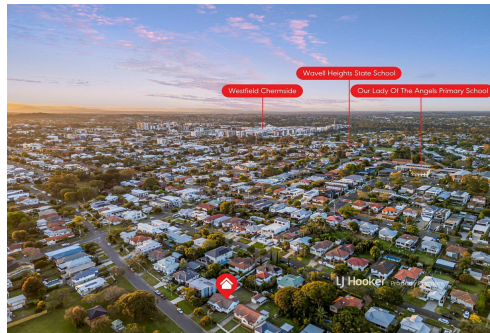







LJ Hooker Property Partners



Wavell Heights, 17 Taylor Street

SOLD BY STEPHANIE TRAN & MARK CROWTHER

| | | |
|---|---|---|
| 3  | 1  | 1  |
|---|---|---|

Attention lovers of nostalgia and big picture buyers who know a plum site when they see one! Situated on a substantial 630sqm block with a leafy park opposite, this charming 1950s, fairytale-style, 3-bedroom cottage offers endless possibilities. With a little imagination (and the necessary consents), you could transform its current family-friendly appeal into a modern extended version or even opt for a completely new build (STCA).

Highlights:

- Idyllic rectangular block gently sloping upwards from Taylor St for prime park views
- Charming 1950's brick & tile cottage with rendered stucco exterior
- Solid timber floorboards through dining, front living (with A/C) + all 3 bedrooms
- Glass-enclosed sunroom overlooking the park + 23m2 enclosed entertaining area off kitchen
- Expansive lawns in the huge backyard with a dream north-aspect to leverage

For Sale
Please Call

View
ljhooker.com.au/B2D2F4R

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07 3344 0288

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With no heritage or character protections on the existing house, or easements encumbering the block itself, this is a dream site if your intentions run beyond retaining the sweet cottage just as it is, perhaps to extending it into the backyard or even designing and building your new home (STCA).

Whatever move you make, you're on a winner in this magic part of Brisbane. Here, kids can play as happily at home in their fully fenced grassy yard as they can in well-equipped community parkland that's quite literally across the street, connecting with kilometres of bikeway that weaves through the open spaces and sporting fields along Kedron Brook.

Families will love that the kids can walk to quality schools like Wavell Heights State School (17 mins), Our Lady of the Angels (10), and Wavell State High (5). Bus stops are at the end of the street, the nearest Coles is a 4 minute drive, and all the food, fun and fashion at Westfield Chermside is just 6.

Of course, if it's an original 1950's family-size home you're on the hunt for, you'll be pushed to find a sweeter one than this and in such a pretty position. Original features include the freestanding single garage, the ornate wrought iron bloustrade on stairs up to a brick lined arched entry porch, and the stunning timber boards through the 3 bedrooms, dining room and air-conditioned lounge.

Enclosed spaces along the front and back of the house provide welcome additional places for retreat. Off the main living room is a glass-enclosed tiled sunroom (south-facing for gentle light) with views over clipped hedges in the front garden to the playground over the road. The tiled kitchen opens into an enclosed 7.7m long entertaining area with pavers underfoot, a handy servery straight into where the kitchen sink is located, and access to the grassy backyard.

The kitchen is neat and functional with all electric appliances, lots of bench space and a double pantry, while the family bathroom has a shower and bath, and a second toilet can be found in the laundry.

All the options are there to be explored: love her as she is, look at extending or renovating, or go big and realise the dream home in this stellar location (STCA).

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More About this Property

| | |
|----------------------|---|
| Property ID | B2D2F4R |
| Property Type | House |
| Land Area | 630 m ² |
| Including | Air Conditioning Toilets (2) Fully Fenced |

Stephanie Tran 0433 606 668

Agent | stephanietran@ljhpp.com.au

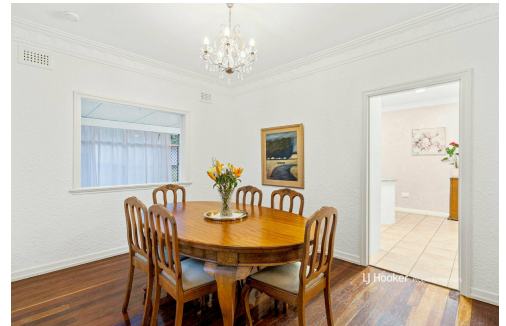
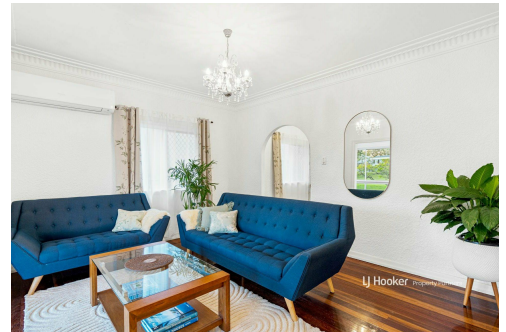
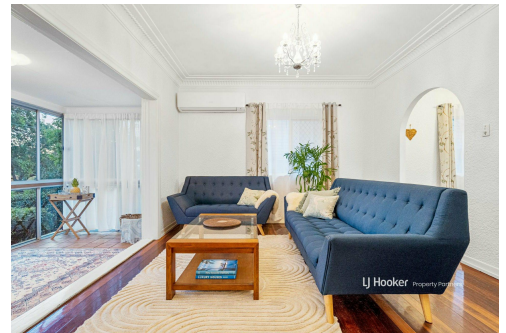
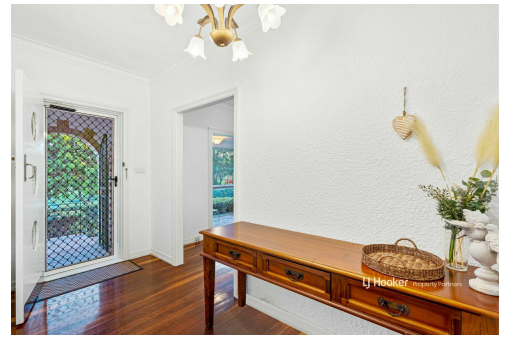
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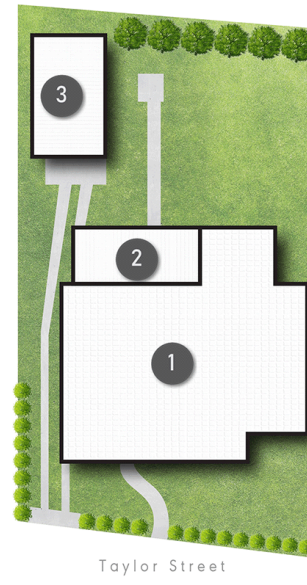
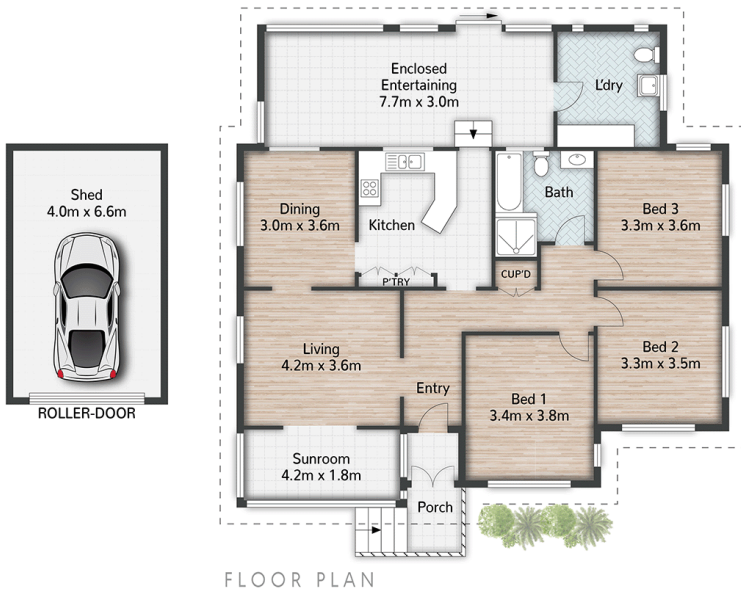
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- LEGEND**
- 1 RESIDENCE
 - 2 ENCLOSED ENTERTAINING
 - 3 SHED



17 Taylor Street WAVELL HEIGHTS

3 | 1 | 1 | 147m²

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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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