



18 Burren Street, Wavell Heights

## BEAUTIFUL LEAFY LOCATION !!-OPEN HOUSE CANCELLED

Perfectly positioned in one of Brisbane's most sought-after suburbs, this 3-bedroom brick home is ideal for first home buyers, investors, or empty nesters looking for a low-maintenance, single-level property. Situated on a 413m<sup>2</sup> block with wide frontage, the home offers the chance to add your personal touch.

### Key Features:

- Quiet street in a family-friendly neighborhood
- Light filled open-plan living and dining area leading to a large covered patio
- 3 bedrooms -master with airconditioning
- Family bathroom with separate bath and shower
- Functional kitchen with dishwasher
- Airconditioning and security screens
- 413 m<sup>2</sup> block with wide frontage
- Single lock-up garage carport with rear access
- Side access and garden shed
- Internal laundry with direct access to clothesline
- Perfect for first home buyer downsizer or investor

3 1 1

**FOR SALE OFFERS**

### AGENTS

Richard Mirosh  
0414 512 776  
richard.mirosh@ljhooker.com.au

### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

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- Just under 11km from Brisbane CBD and only 400m to parkland.

Location Highlights:

Surrounded by parklands, walking/bike tracks, and nature reserves

Easy walk to Virginia or Sunshine train stations and bus stops

Only 5 minutes to Westfield Chermside

Close to Prince Charles & St Vincent's Hospitals, schools, arterial roads, and Brisbane City

This home offers the perfect balance of convenience and lifestyle, in a prime location you won't want to miss!

## MORE DETAILS

Property ID	1DSYF4N
Property Type	House
House Size	150 m2
Land Area	413 m2
Including	Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

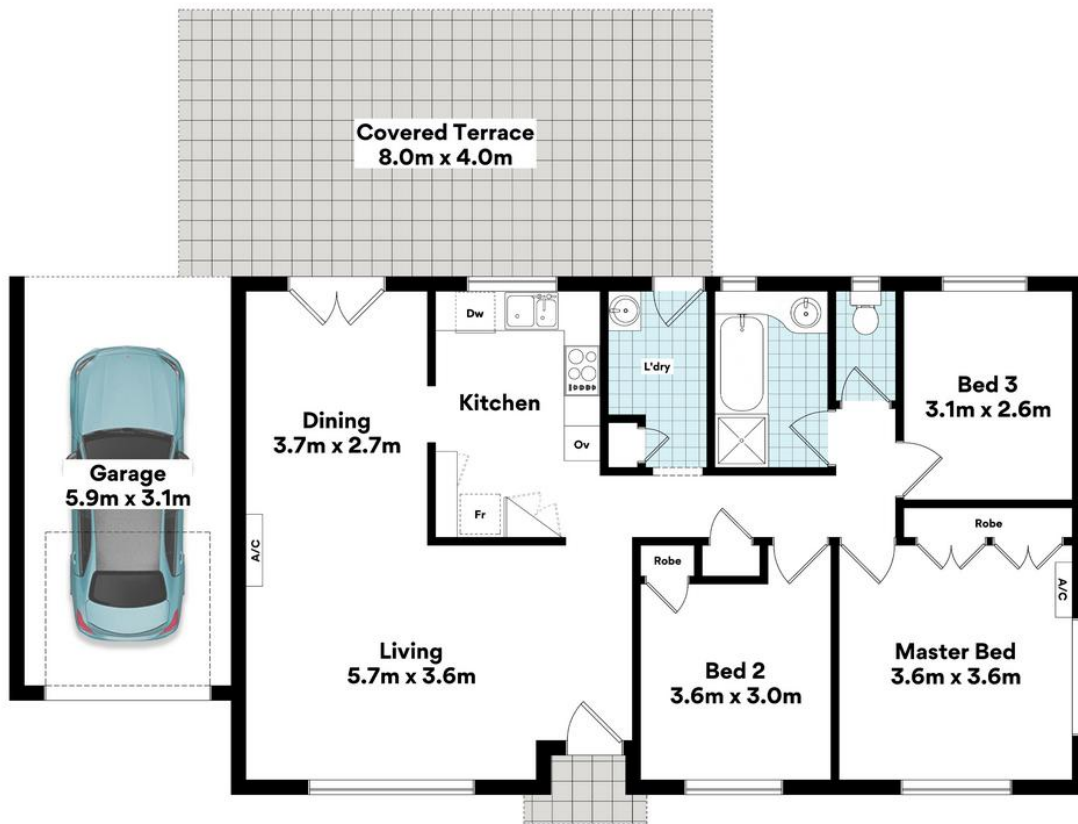
**Richard Mirosh 0414 512 776**

Principal | [richard.mirosh@ljhooker.com.au](mailto:richard.mirosh@ljhooker.com.au)

**LJ Hooker Stafford (07) 3357 1888**

205 Stafford Road, STAFFORD QLD 4053  
[stafford.ljhooker.com.au](http://stafford.ljhooker.com.au) | [stafford@ljhooker.com.au](mailto:stafford@ljhooker.com.au)





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**FLOOR AREA SIZES**

Internal 98.8m<sup>2</sup> | External 33.5m<sup>2</sup> | Garage/Storage 18.3m<sup>2</sup> | **TOTAL 150.6m<sup>2</sup>**

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. These plans are for representation purposes only. Provided by primerepels.com.au

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