



19 Abdale Street, Wavell Heights




First time sale in 68 years, 713sqm with endless potential!

Whether you're looking to renovate the existing home or build something brand new, this post-war home offers endless possibilities. The large 713m² and a gentle slope to the street, allows for a variety of design options, including modern family homes which are becoming dominant through the suburb.

Located within minutes' walk from 7th Brigade Park, this much loved one owner family home is hitting the market for the first time in 68 years and ready to be yours! All three bedrooms are spacious, large eating in kitchen and separate laundry area with second toilet.

Boasting approximately 15-metre frontage, with side access to a carport area and closed in garage, this property offers ample space for a renovation, add a granny flat or complete rebuild, making it the perfect canvas for your vision.

Gently slope to the street, 713m² block with approx. 15m frontage
Open plan living and dining
Fully fenced yard
One car lockup garage / shed and carport, under house storage
Renovate the kitchen and bathroom

3  1  3 

FOR SALE
OPEN TO OFFERS

AGENTS

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AGENCY

LJ Hooker Stafford
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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.

 **LJ Hooker**

Only 12.5km to Brisbane CBD and easy access to airport
Short drive to Westfield Chermside and only 3.5km to Prince Charles hospital

Situated in an elevated position on the block with a sought-after north / south aspect, the location alone will sell this home. Located just minutes to local schools, parks, cafes, and shopping hubs. Transport options are also nearby for ease of commute.

This is an exciting opportunity to secure a property in a rapidly appreciating area. Wavell Heights continues to be a highly desirable suburb, with strong growth potential, making this a perfect investment for the future.

For the property report, please contact Nathan Johnson 0434 101 821

MORE DETAILS

Property ID	1EGWF4N
Property Type	House
Land Area	713 m2

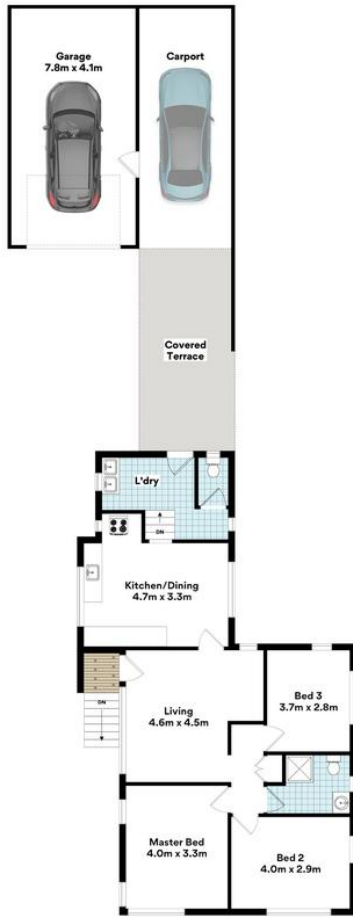
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FLOOR AREA SIZES

Internal	101.8m ²
External	22.2m ²
Garage	34.9m ²
Carport	24.0m ²
TOTAL	182.9m²

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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