



## Wavell Heights, 203 Edinburgh Castle Road

INNER NORTH LIVING, OPEN PLAN FAMILY HOME, CLOSE TO ALL AMENITIES

Owners have enjoyed this family home for over 20 years and are now downsizing and purchased elsewhere, all serious offers are being considered.

Located in the family community of Wavell Heights, this affordable family home is in close walking distance to Kedron Brook with over 22km of cycle paths and green spaces, variety of great cafes, Shaw Road Shopping Village, and transport direct to the City, Nudgee College, hospitals, schools and much more. This spacious family home has been designed and built over two levels, has a sought-after northern aspect that captures natural light and cool summer breezes making the open plan living the all round dream home you have been searching for.

Living here you have access to so many amenities the inner city has to offer at an



**Disclaimer:** 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.



**For Sale**  
For Sale

**View**  
[l.jhooker.com.au/1CBXF4N](https://l.jhooker.com.au/1CBXF4N)

**Contact**  
**Nathan Johnson**  
0434 101 821  
[nathan.johnson@l.jhooker.com.au](mailto:nathan.johnson@l.jhooker.com.au)

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

affordable price tag. You have your choice of primary and high schools, short drive to universities, close to Eagle Junction train station with multiple trains to areas of Brisbane. take a 2 minute drive to Westfield Chermside with all the major department stores, Coles and Woolworths, Cinema, boutique fashion and a variety of bars & restaurants.

On offer you have five large bedrooms, three-bathrooms and two car lock up garage and carport. If separation for the growing family is high on your list, then make sure you check this home out. Freshly painted throughout you can move straight in now, unpack and enjoy the area while giving you the opportunity to add your own personal touches in years to come.

With polished hardwood floors and character features throughout, you have 3 bedrooms on one level, an open plan living, kitchen and dining area opening out to a covered entertaining deck. For a teenager's retreat, on the ground floor you have two bedrooms and a bathroom, large rumpus area opening out to your second covered entertaining area. The home is surrounded by many lush green trees that provide shade through summer and a calm relaxing outlook.

Features include

Main bedroom with ensuite

All bedrooms with built in robes

Three covered entertaining areas

Gas cook top

Dishwasher

Ceiling fans throughout

Air-conditioned living areas

Laundry chute

Plenty of natural light

Solar system

Full fenced yard

Oversize two car lock up garage with workshop or storage

Carport with secure sliding gate

Located in the highly sought-after Kedron State School and Wavell State High Catchments, walking to school couldn't be easier. Cycle or short drive to the Padua School precinct or catch the bus directly to Nudgee College.

For further information, call Nathan Johnson 0434 101 821



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

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	1CBXF4N
<b>Property Type</b>	House
<b>Land Area</b>	562 m2
<b>Including</b>	Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

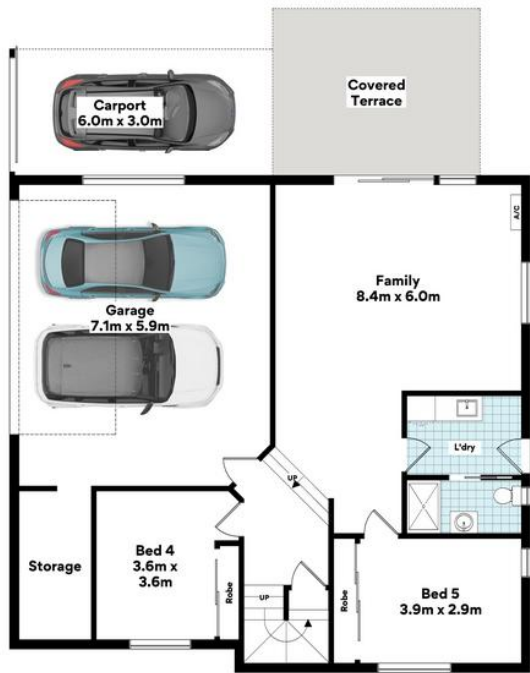
**Nathan Johnson 0434 101 821**  
Sales & Marketing Consultant | [nathan.johnson@ljhooker.com.au](mailto:nathan.johnson@ljhooker.com.au)

**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)



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

**Disclaimer:** 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.



GROUND FLOOR



FIRST FLOOR



**203 Edinburgh Castle Rd, Wavell Heights**

Internal 223m<sup>2</sup> | External 52m<sup>2</sup> | Garage/Storage 54m<sup>2</sup> | Carport 18m<sup>2</sup> | **FLOOR AREA SIZES** | **TOTAL 347m<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