



21 Palomar Parade, Wavell Heights




## Period Charm, Position & Potential

Unveiling an exemplary position, promise and period charm, this pre-war house, only 400m from Our Lady of the Angels School, presents a rare opportunity of untapped potential on a magnificent 620sqm parcel.

Rich in timeless appeal, the home is resplendent with original features awaiting revival, while a flexible floor plan invites thoughtful renovation and raising (STCA) to transform the property into a forever family residence designed to evolve with every stage of life.

Inside, classic timber floors, VJ walls, picture rails and leadlight windows form a nostalgic canvas ready to be restored and refined. Family living unfolds across the sunroom, an expansive air-conditioned lounge, and the adjoining kitchen and dining zone that balance everyday comfort with scope for modern enhancement.

Outdoor enjoyment moves from the undercover deck to a grassed backyard ideal for entertaining, relaxation and play. Accommodation is well considered, comprising of four bedrooms, supported by two bathrooms and an internal laundry. The primary bedroom features a walk-in robe, the second includes a built-in robe, and the third is

4  2  1 

**FOR SALE**

Please Call

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 **LJ Hooker**

distinguished by its charming bay window. Extensive undercroft storage adds practicality while hinting at future possibilities to expand the property's footprint (STCA).

In a location highly desired by families, this home rests just 400m from Our Lady of the Angels, 550m from Wavell State High School, 800m from Wavell Heights State School, and within easy walking distance to bus stops and parks. Enriched with added convenience, The Prince Charles Hospital is 2km away, and Westfield Chermside is 1.7km from your door, offering sensational shopping, dining and cinemas. With the CBD 9.5km away and Brisbane Airport 14 minutes away, this position is perfect for your family.

Property features include:

- Pre-war home in a family-friendly location on 620sqm
- Prime for revival, renovation or raising and building in (STCA)
- Sunroom, air-conditioned living room, kitchen and dining area
- Kitchen with gas cooktop, dishwasher and timber cabinetry
- Undercover alfresco deck and grassed backyard
- 4 bedrooms, 2 bathrooms, internal laundry
- Huge under-house area with plentiful storage

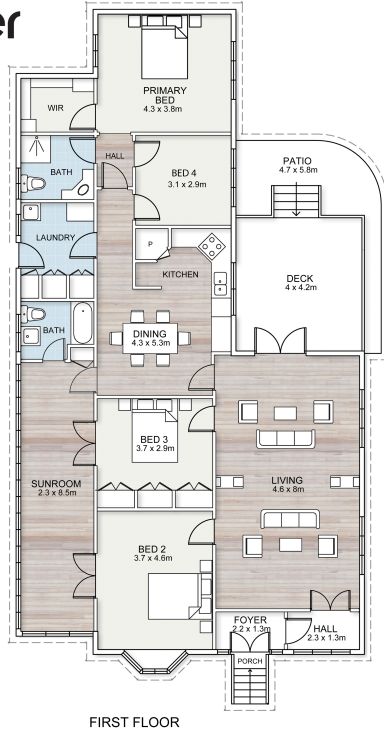
## MORE DETAILS

Property ID                    390HXX  
Property Type                House

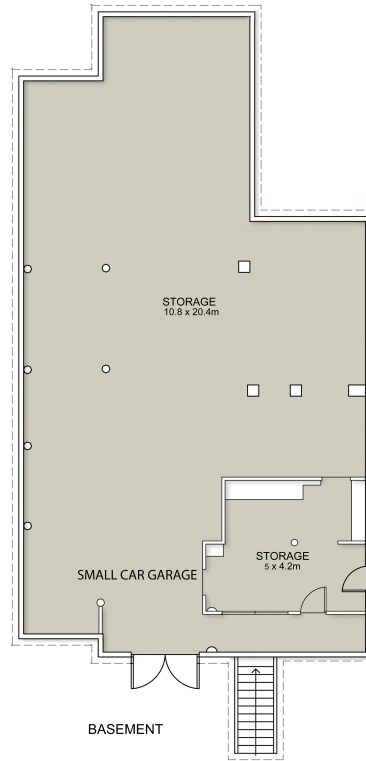
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FIRST FLOOR



BASEMENT

**21 Palomar Parade, Wavell Heights**

Internal 188m<sup>2</sup> | External 46m<sup>2</sup> | Storage 188m<sup>2</sup> | Total 422m<sup>2</sup>



The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property. This floor plan is a visual illustration and approximation of the layout and dimensions of the property as observed at the time of creation. All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of the cupboard to wall.

Floor Plan crafted with care by **Rolley** PHOTO MEDIA