



Boundary lines are approximate and for illustration purposes only.



## Wavell Heights, 22 Beeby Street

Big Big Big Double Brick Renovator or Ideal 637sqm House Block —Act Fast

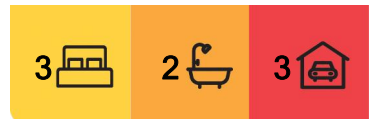
Positioned on a quiet, leafy street within an ultra-desirable pocket of Wavell Heights, this massive double brick home provides an incredible renovation project or the ideal 637sqm block to build your new dream home.

Owned by the same family since it was built in 1983, this sturdy brick home has a huge floorplan over 2 levels and offers spacious internal proportions that could easily be altered to suit modern living. The home has internal stairs and could easily incorporate a dual living set up. The driveway provides easy side access to a detached 3 bay carport. There is so much potential here for serious renovators seeking a huge blank canvas that they can add significant value to.

Whilst the property adds tremendous scope to renovate, buyers will also see the appeal of the property as an ideal site to build their dream home. With sparkling homes nearing



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**For Sale**  
Interest from \$1,100,000

**View**  
[ljhooker.com.au/39U7F1R](http://ljhooker.com.au/39U7F1R)

**Contact**  
**Daniel Waters**  
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[dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

**Jacob Ball**  
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**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

completion next door and down the street, you won't need to look far for inspiration or examples of what the finished product could look like. This lot has a wide 16.0 metre frontage and a depth of 39.8 metres approximately.

This pocket of Wavell Heights has always been popular given the quality of homes surrounding and close proximity to great schools (Virginia SS, Our Ladies of the Angels Primary School, Wavell Heights SHS), Westfield Chermerside Shopping Centre, the restaurants/cafes of Nundah Village and reliable public transport (rail and bus). The location is just 9km from the Brisbane CBD and provides easy access to the Brisbane Airport and Gateway Motorway, which provides access to the north and south coasts.

Special features include:

- \* Sturdy double brick construction with a tile roof. This was a quality build at time of construction, with large proportions and a spacious floorplan.
- \* The home is now needing serious renovation or is an ideal new house block (637sqm)
- \* Block dimensions include a 16.0 metre frontage and a depth of 39.8 metres approximately
- \* Positioned on a leafy inside street, surrounded by quality homes
- \* A wide central entrance hall provides a great 1st impression
- \* The home has rich hardwood floors throughout the upper level
- \* The lounge/dining area is grand in size and includes A fireplace
- \* Kitchen adjoins the meals area
- \* 3 sizeable bedrooms all with built-in wardrobes
- \* A bathroom on each level
- \* A large hallway space outside the bedrooms provides scope for conversion into ensuite/walk-in robes etc.
- \* Internal stairs lead down to a huge utility space that opens out to the backyard. The area includes a bathroom, kitchen and laundry.
- \* A 10.56 x 5.50m storage area under the house is fully sealed and would make the perfect wine cellar or workshop space
- \* A solar system installed
- \* The side driveway leads to a detached triple carport in the backyard
- \* A fully fenced block with a level, family friendly backyard

Offering an incredible block of land or renovation opportunity at an affordable price, this is an opportunity not to be missed. For further information please contact DANIEL WATERS OR JACOB BALL.



**LJ Hooker Aspley | Chermerside**  
**(07) 3263 6022**

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## More About this Property

<b>Property ID</b>	39U7F1R
<b>Property Type</b>	House
<b>Land Area</b>	637 m2

### Daniel Waters 0412 847 849

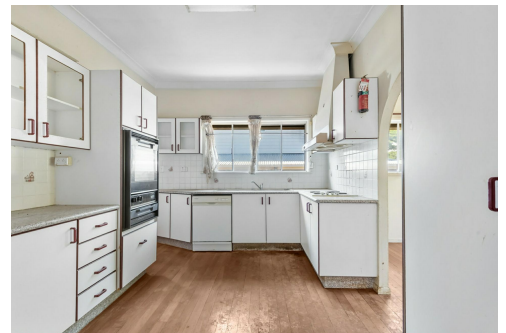
Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

### Jacob Ball 0417 649 903

Co-Agent " Daniel Waters Team | jball@ljhooker.com.au

### LJ Hooker Aspley | Chermside (07) 3263 6022

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Not Shown in actual position



Ground Level



Entry Level

Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**