







30 Belnoel Street, Wavell Heights

3 1 1

PRICE REVIEW - Post War Potential and Easy Living on a North/South Parcel

Positioned on a 607sqm allotment with a sought after north/south aspect, side access and a charming cottage facade, this three bedroom post war home presents an outstanding opportunity to enjoy today while unlocking future potential. Comfortable and well maintained, the residence offers a lifestyle of immediate ease with scope to enhance over time or transform with a brand new build (STCA) at a highly desirable family friendly address.
Filled with natural light, flow through breezes, and leafy outlooks, the home reveals spacious, functional interiors comprising an air conditioned living room, a separate family room, a timber clad kitchen, and beautiful decorative cornices that add character and warmth. Outdoors, a rear patio, private backyard and established gardens create a peaceful setting for entertaining, children's play and quiet relaxation. Complete with three bedrooms featuring built-in robes, a family bathroom, additional toilet and internal laundry, this is a property offering position, potential and low maintenance living in equal measure.
Property features include:

- Post war cottage positioned on a private north/south 607sqm lot

FOR SALE
Please Call

AGENTS
Tony Cicchiello
0418 747 266
tony.c@ljhclayfield.com.au

AGENCY
LJ Hooker Clayfield
(07) 3262 2434

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

- Front porch opening to the light filled living room
- Kitchen featuring timber cabinetry and a stainless steel dishwasher
- Family room extending to the rear patio, backyard and gardens
- Three bedrooms featuring built-in robes
- Bathroom with shower over bath, additional toilet, internal laundry
- Single carport with side access to the backyard
- Air conditioning in the living room, ceiling fans in all bedrooms
- Security screens and window grilles











Inviting a family friendly lifestyle in wonderful Wavell Heights, this residence rests on a peaceful street just 10km from the CBD. Offering excellent walkability, the local shops, eateries, gym, dentist and bus stops are within 400m of your door, and 6 minutes away, Westfield Chermside delivers additional shopping, dining, cinemas, and the bus interchange.
Explore the nearby parks, playgrounds, dog parks, bikeways and sporting fields for fun and recreation outdoors. Close to renowned schools, children are 300m from Goodstart childcare and within 1.4km of Our Lady of the Angels and Wavell Heights State School.

BCC Rates	$733.71 per quarter
Urban Utilities	$353.82 15/12/2025 - 20/03/2026

MORE DETAILS

Property ID	3CSHXX
Property Type	House
Including	Toilets (2)

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Internal 108m^2 | External 24m^2 | Car Space 19m^2 | Total 151m^2

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 wall.
Floor plan crafted with care by Rolley Photo Media

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