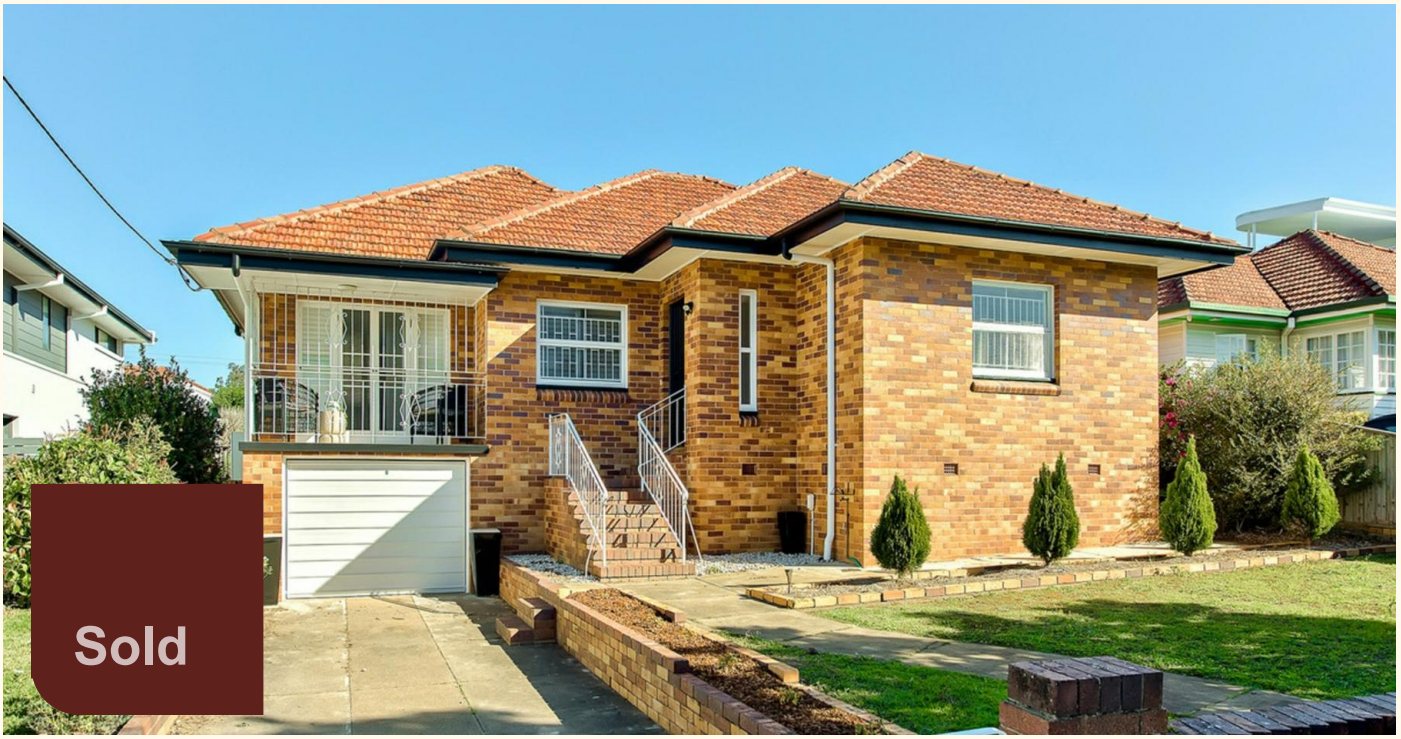








6 Sunny Avenue, Wavell Heights

DRESS CIRCLE LOCATION - STUNING RENOVATION!

Enjoying a prime address in Wavell Heights, this well-presented three-bedroom home strikes the perfect balance between low-maintenance living and everyday comfort. Ideal for downsizers, first-home buyers or small families, it's a home that ticks the boxes without the fuss.

At the core of the home, the living space is bright, functional and easy to move through, offering a genuine sense of comfort for daily routines. It's a home that feels immediately liveable, with nothing left to do but move in.

Three well-sized bedrooms offer flexible options for a small family, guests, or a home office setup, while two bathrooms take care of busy mornings without the usual bottleneck.

Parking is well covered too, with a garage providing secure, convenient space for vehicles plus extra storage.

A future landbank and knock down would suit the site with many stunning homes already complimenting the street scape. City and mount Cootha views are achievable from the southern side of the

3 2 2

FOR SALE
OPEN TO OFFERS!

AGENTS
Dean Hamilton
0400 799 447
dean.hamilton@ljhooker.com.au

Oscar O'Hara
0479 089 802
oscar.ohara@ljhooker.com.au

AGENCY
LJ Hooker Stafford
(07) 3357 1888

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

street.

Well-located, well-proportioned and ready for its next chapter! Properties like this in Wavell Heights won't stay on the market long. Get in touch with Dean or Oscar today to arrange a time to inspect.

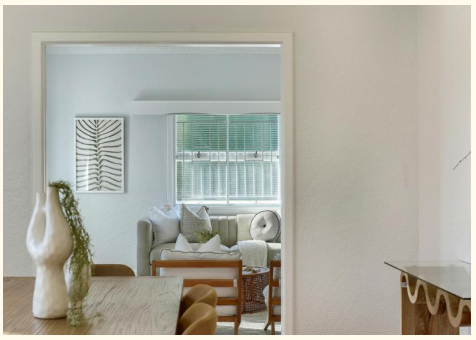
MORE DETAILS

Property ID	1F9NF4N
Property Type	House
House Size	147 m2
Land Area	627 m2
Including	Study Balcony Fully Fenced

Dean Hamilton 0400 799 447
Director/Principal | dean.hamilton@ljhooker.com.au
Oscar O'Hara 0479 089 802
Associate | oscar.ohara@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au



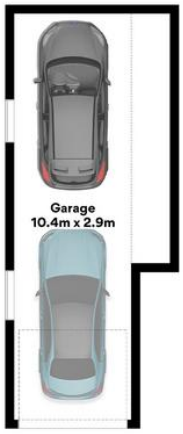








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



LOWER LEVEL



UPPER LEVEL

6 Sunny Ave, Wavell Heights



FLOOR AREA SIZES

Internal	152.9m²
External	12.2m²
Garage	44.0m²
TOTAL	**209.1m²**

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 primepixels.com.au

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