



## Wellington Point, 1 Wagan Place

Spacious Family Home with Park Views on 800m<sup>2</sup> Corner Block

Elevated above the street and capturing a leafy outlook over Hilliard's Creek Park, this charming and spacious family home with stunning timber floors is an exceptional blend of space, functionality and lifestyle. Multiple open plan living areas, flooded with natural light, flow seamlessly across the front of the home enjoying an outlook to the landscaped gardens and parkland whilst also effortlessly connecting to a large undercover alfresco area. Ideally located in a whisper quiet, family orientated residential pocket this home is only a short walk to Ormiston College through parkland.

Positioned on a generous 800m<sup>2</sup> corner block with dual street frontage in an extremely sought after location the functional open plan layout and seamless connection between indoor and outdoor living spaces makes this home perfect for growing families.

Property Features:

\*Spacious open plan layout with 4 flexible living areas and a large kitchen at the heart of



**For Sale**  
Please Call

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**Contact**  
**Karen Renouf**  
0413 473 461  
[krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)  
**Tony Webber**  
0457 637 578  
[twebber@ljhpropertycentre.com.au](mailto:twebber@ljhpropertycentre.com.au)



**LJ Hooker Property Centre**  
**(07) 3286 2500**

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the home. Polished timber flooring, lots of natural light and views to the gardens and parkland.

\*Large kitchen with lots of bench space, breakfast bar, electric cooktop and oven, grill, walk in pantry and dishwasher.

\*Master bedroom with ensuite and his n hers walk in robes and views to the parkland.

\*3 additional large bedrooms —all with built in robes.

\*Family bathroom with bath, shower, vanity and separate toilet

\*Large laundry.

\*Expansive undercover alfresco area overlooking the private and landscape backyard

\*Extras include beautiful, polished hardwood suspended timber floors, ducted air conditioning, 4kw solar system, security screens.

\*Double remote garage with drive-through access to the rear yard, garden shed.

\*800m2, private, subdividable, elevated corner block —fully fenced with dual street frontage and second driveway with roller/sliding gate—ideal for a caravan, trailer or boat. Peaceful parkland views.

\*Fully fenced gardens with lawns and garden beds, children's cubby house, washing line.

\*Outstanding location close to world-class schools including Ormiston College

Wellington Point Village and the Raby Bay Precinct for all your shopping and dining needs and waterfront parklands and beaches this property provides the perfect backdrop for a Bayside lifestyle. Easy commuting distance to Brisbane CBD and easy access to the train station.

Call now to book an inspection and become part of this tightly held community at one of the Bayside's best addresses.

## More About this Property

|                      |                      |
|----------------------|----------------------|
| <b>Property ID</b>   | BTB0F2S              |
| <b>Property Type</b> | House                |
| <b>Land Area</b>     | 800 m2               |
| <b>Including</b>     | Outdoor Entertaining |

**Karen Renouf 0413 473 461**

High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre | [krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)

**Tony Webber 0457 637 578**

Team Renouf Properties Pty Ltd | [twebber@ljhpropertycentre.com.au](mailto:twebber@ljhpropertycentre.com.au)

**LJ Hooker Property Centre (07) 3286 2500**

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



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Total Approx Floor Area: 290m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

*Team Renouf* **LJ Hooker**  
Property Centre

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