



## Wellington Point, 63 Frederick Street

### CHARMING CHARACTER HOME IN SERENE LEAFY LOCALE!

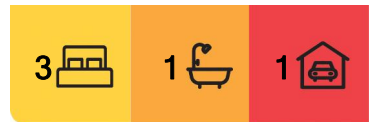
Nestled in a tranquil, tree-lined street, this beautifully renovated 3 bedroom residence at 63 Frederick Street exudes charm and modern comfort. Ideal for first time buyers, small families, or downsizers seeking a special retreat, this home offers a harmonious blend of classic features and contemporary upgrades.

#### Property Highlights:

- \*Renovated Kitchen & Dining Area —Spacious and modern, perfect for family meals and entertaining.
- \*Polished Timber Floors —Elegant hardwood flooring throughout the living areas adds warmth and character.
- \*Plantation Shutters —Featured in the lounge and kitchen, adding a touch of style and functionality.
- \*Three Bedrooms —Each equipped with built-in, fitted wardrobes for ample storage.



**Disclaimer:** 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.



**For Sale**  
FOR SALE

**View**  
Sat 1st Feb @ 10:00AM - 10:30AM

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

\*Front Balcony —A delightful spot to enjoy your morning coffee amidst serene surroundings.

\*Family Bathroom —Features a separate shower and bath, complemented by a double vanity.

\*Large Study Space —Ideal for a home office or study area.

\*Second Living Area with Built-in Bar —Can easily be converted to a fourth bedroom/teenage retreat.

\*Private Backyard —Generous space for family enjoyment and outdoor activities.

\*Crimsafe Security —All windows and doors fitted with Crimsafe for peace of mind.

\*Brand-New Solar Hot Water System —A sustainable and efficient addition for energy savings.

\*Air Conditioning —Ensures year-round comfort.

\*Internal Stairs —Provide convenient access between levels.

\*Single Garage —Secure parking with additional storage options.

#### Prime Location:

##### Proximity to Wellington Point Train Station:

\*Wellington Point Train Station —Only 700 metres away, offering regular services to Brisbane's CBD and surrounding areas, making commuting a breeze.

##### Convenient Shopping and Dining Options:

\*Wellington Point Village —A short drive brings you to a vibrant hub of cafes, restaurants, and boutique shops, perfect for leisurely weekends.

##### Outdoor Lifestyle and Recreation:

\*Wellington Point Reserve —Just minutes away, this popular spot offers picnic areas, playgrounds, and access to the bay for water activities.

##### Family-Friendly Environment:

Set in a quiet, leafy street, this home provides a peaceful retreat while being close to essential amenities, making it an ideal choice for those seeking a balanced lifestyle.

#### Additional Details:

\*NBN Ready —Connected via Hybrid Fibre Coaxial (HFC) for high-speed internet access.

\*Rates: Approx. \$1,196 per quarter.

\*Rental Appraisal: \$680 per week

#### Disclaimer:

Note: The images portraying the property have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

This property is being sold without a price and therefore a price guide cannot be provided.

The website may have filtered the property into a price bracket for website



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## More About this Property

<b>Property ID</b>	BSYFF2S
<b>Property Type</b>	House
<b>Land Area</b>	455 m <sup>2</sup>
<b>Including</b>	Air Conditioning Balcony

**James Carmichael 0408 455 771**

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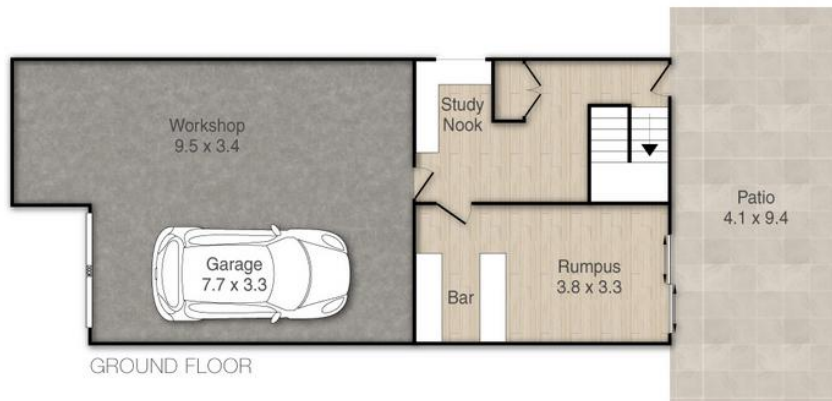
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