

## FOR SALE

### BLOCK SIZE + QUEENSLANDER = OPPORTUNITY

Traditional Queenslander ready to be restored complete with plans or just land bank for future growth....

An easy stroll to Nundah Village, Toombul, Schools and transport, this enticing traditional Queenslander is set to win your heart. Located in an ideal location and positioned on a healthy 524sqm block, this character Queenslander is just waiting to be transformed.

From the moment you step in the door, you'll love what is on offer here complete with period features such as soaring high ceilings, VJ walls, leadlight windows and wide timber floorboards. The home has two large sized bedrooms, with a significant large sleep out. The nearby kitchen offers an excellent renovation opportunity, boasting original foundations and a spacious design. Central to the home is the bathroom with shower over bath, and a dedicated laundry located underneath the home completing the internal floor plan.

This home sits in the catchment of Nundah or Northgate State School and is surrounded by parks and walking tracks. In fact, this home is merely 9kms to the CBD, with public transport access close by – this home position perfect!

Bring your builder, an architect or just your imagination - make sure you arrange for an inspection TODAY!

Location Snap Shot:

- 8 minutes walk to Toombul shopping centre.
- Toombul shopping centre \$40m restaurant/outdoor dining development underway.
- 5-minute walk to Nundah village (Woolworths, Prince of Wales Hotel, etc).
- 2-minute walk to Toombul train station.
- 5-minute walk to Kedron Brook river and Kalinga Park (dog walking).
- 2-minute walk to Mary Mackillop College
- 2-minute walk to St Joseph's Primary School.
- 5-minute walk to Nundah State Primary School.

Facts about the house/recent additions:

- Zoned Medium Residential.
- New Colourbond roof.
- 6kW Solar System with European Inverter (10-year warranty).
- Drafted approved plans for raising and creating new level below.
- Approved relaxation for Carport.

2 BED | 1 BATH | 1 CAR

PRICE:

Low \$600,000

OPEN FOR INSPECTION:

N/A

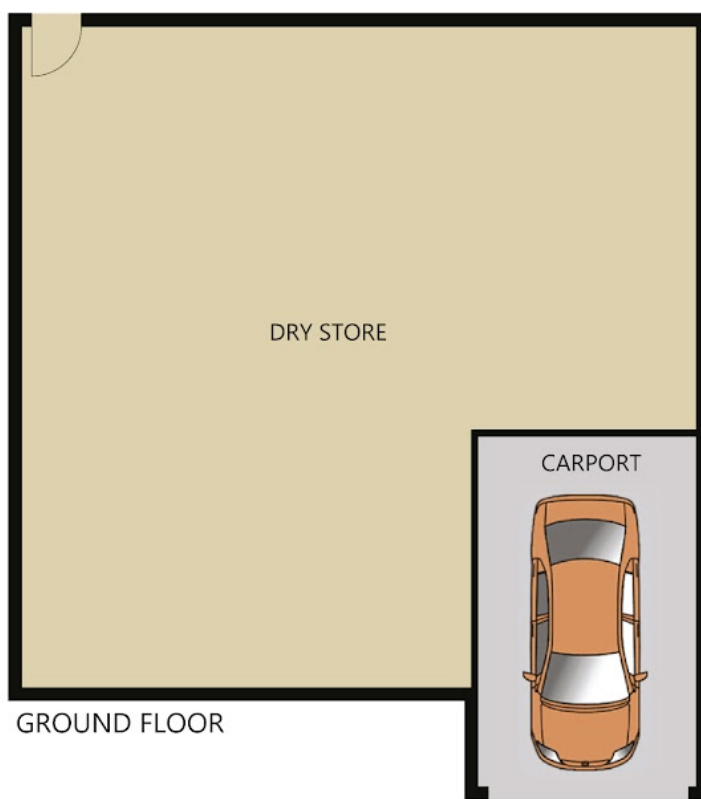


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

TOTAL AREA - 227m<sup>2</sup>

26 Garfield Street, Nundah

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