



## FOR SALE

### RARE OPPORTUNITY FOR INVESTOR, DEVELOPER OR FIRST HOME BUYER

On the market now for the first time in 61 years. This home is located on 713 sqm in the high growth area of Wavell Heights. Quiet and perfectly positioned for walking trail, bikeway, park, playground and Chermide Shopping Centre.

#### Features

- Three bedrooms
- Separate studio
- Modern bathroom
- 2 toilets
- Large eat in kitchen
- Dining/Living room
- Large covered entertaining area
- Side access fenced
- Water tank
- Garage with electricity
- Garden shed

This is a sure seller.

Offers over \$650,000 requested

3 BED | 1 BATH | 1 CAR

#### PRICE:

\$650,000 Plus Offers

#### OPEN FOR INSPECTION:

N/A

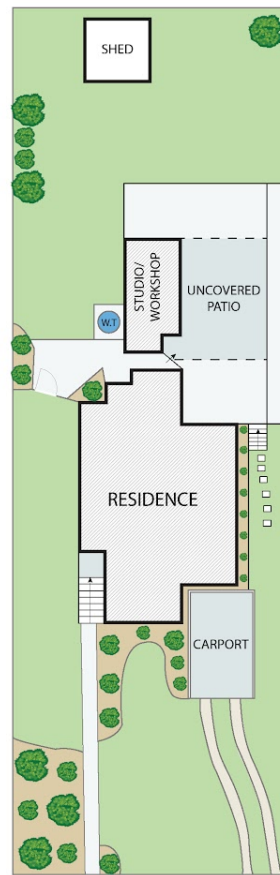
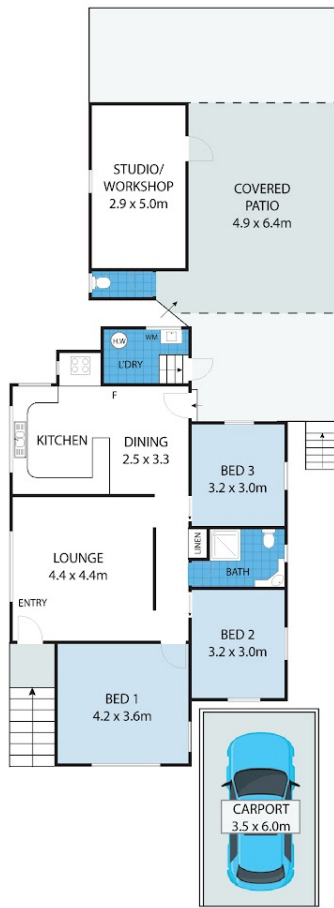


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## 21 Abdale Street, WAVELL HEIGHTS

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INTERNAL: 105m<sup>2</sup>  
EXTERNAL: 55m<sup>2</sup>  
TOTAL AREA: 160m<sup>2</sup>

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.