34 AVELING STREET, WAVELL HEIGHTS, QLD, 4012









SOLD

A MAGNIFICENT OPPORTUNITY ON AVELING AWAITS!

Offering immediate livability with an abundance of opportunity, take a step behind the inspiringly iconic white picket fence to discover the limitless potential and undeniable charm that is 34 Aveling Street. Wavell Heights.

Superbly positioned to take advantage of its northern aspect, this much-loved property has been home to only two owners since its post-war build, which indicates how exceptional this property is. With the beauty of original proportion and detail, including stunning polished floorboards, intricate cornices and character ceilings and windows, this classic Queenslander presents proudly from the street, offering a flexible floorplan comprising three spacious bedrooms, a well-presented open plan living and dining space and neat and tidy kitchen with stainless steel appliances.

An impressive alfresco balcony complete with ceiling fans takes pride of place over a beautifully maintained back garden framed with established gardens and an expanse of lawn that invites immediate play for the kids and pets, with the possibility of a pool, extension or future plans a reality with 660sqm (approx.) of land to enjoy. The lower level provides a well-equipped laundry, separate WC, loads of storage and secure car accommodations to round out a remarkable home that is ready to move in now and comfortably enjoy whilst planning its next chapter.

- Well presented accommodations include three spacious bedrooms
- Open plan living and dining featuring charming detail and polished floorboards
- Central updated bathroom
- Expansive alfresco balcony with ceiling fans and views over the backyard
- Ground floor laundry and separate WC
- Abundance of ground floor storage with garage
- Desirable 660sqm (approx.) allotment

Placed beautifully to take advantage of this highly sought, quiet neighbourhood enclave that sits only strolling distance to local cafes and eateries, minutes from the superb shopping of Westfield Chermside and Toombul (once rectified), and only moments from excellent education options including Our Lady of Angels and Wavell Heights Primary & High School, with Nundah and Eagle Junction Train Station plus local buses providing access to the surrounding amenities.

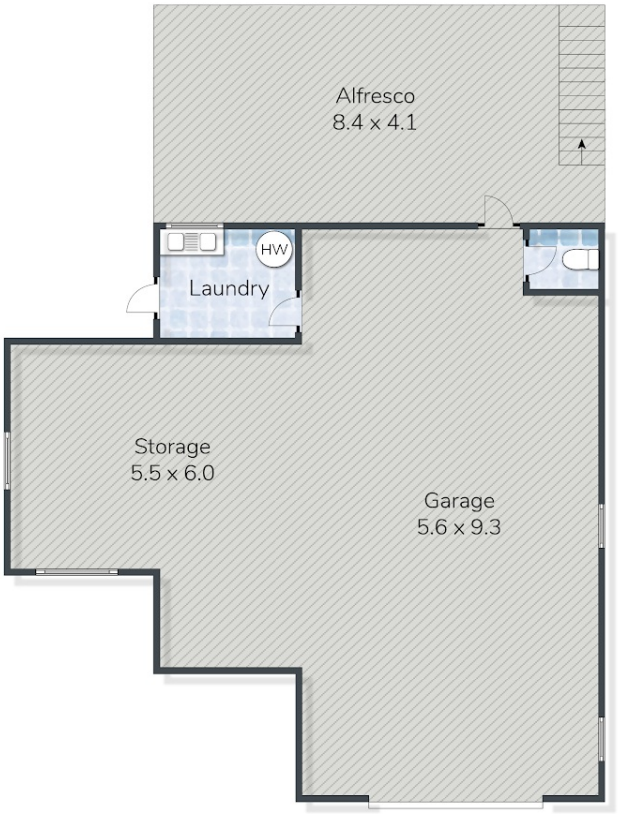
3 BED | 1 BATH | 1 CAR

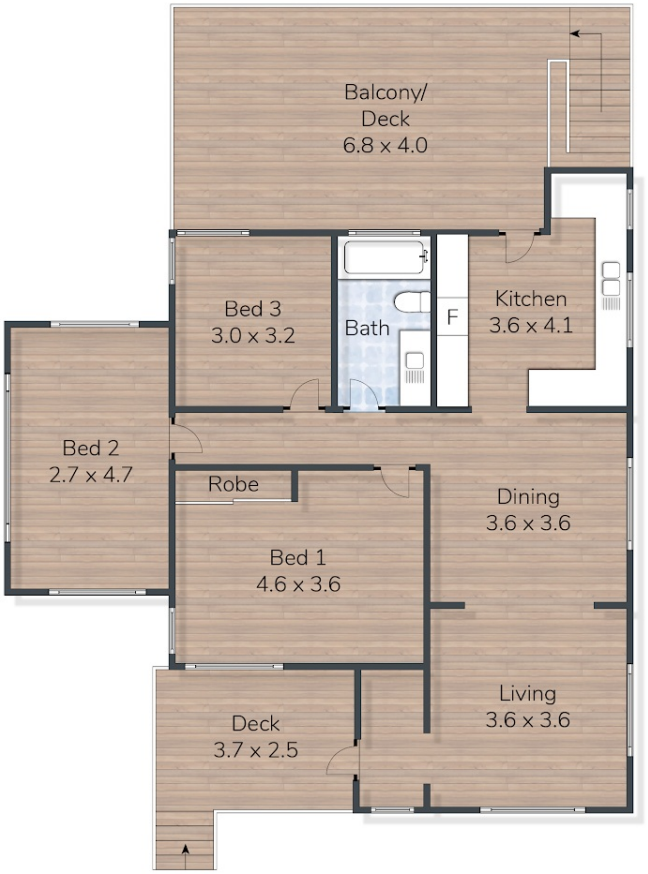
PRICE:
$1,200,000

OPEN FOR INSPECTION:
N/A



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This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

INT:	104 sqm
EXT:	175 sqm
TOTAL:	**279 sqm**

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.

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