



# FOR SALE

## PARKSIDE LIVING

Situated directly opposite parklands and Downfall Creek bikeway, this low-set brick home will impress buyers looking for a peaceful location in this sought-after suburb.

The home comprises of three generous sized bedrooms, central bathroom with separate shower and bath, large kitchen with plenty bench space and cupboards plus an open plan living, dining area connecting to the outdoor large covered entertaining patio.

Other features include a separate toilet, internal laundry, fans throughout, air-conditioning in the open plan living area and the property has a high Colourbond fence surrounding the yard ensuring great privacy. There is a single enclosed lock-up garage plus room for a second car on the driveway.

The home is situated on a low maintenance, 305 sq metre block of land and with a children's playground across the road, the property is ideal for young families. Also, with one of Brisbane largest network of walk/bikeways on your doorstep, the property will appeal to active buyers or people who just enjoy a tranquil bush outlook.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$700,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**46 Magenta Street,  
Wavell Heights**

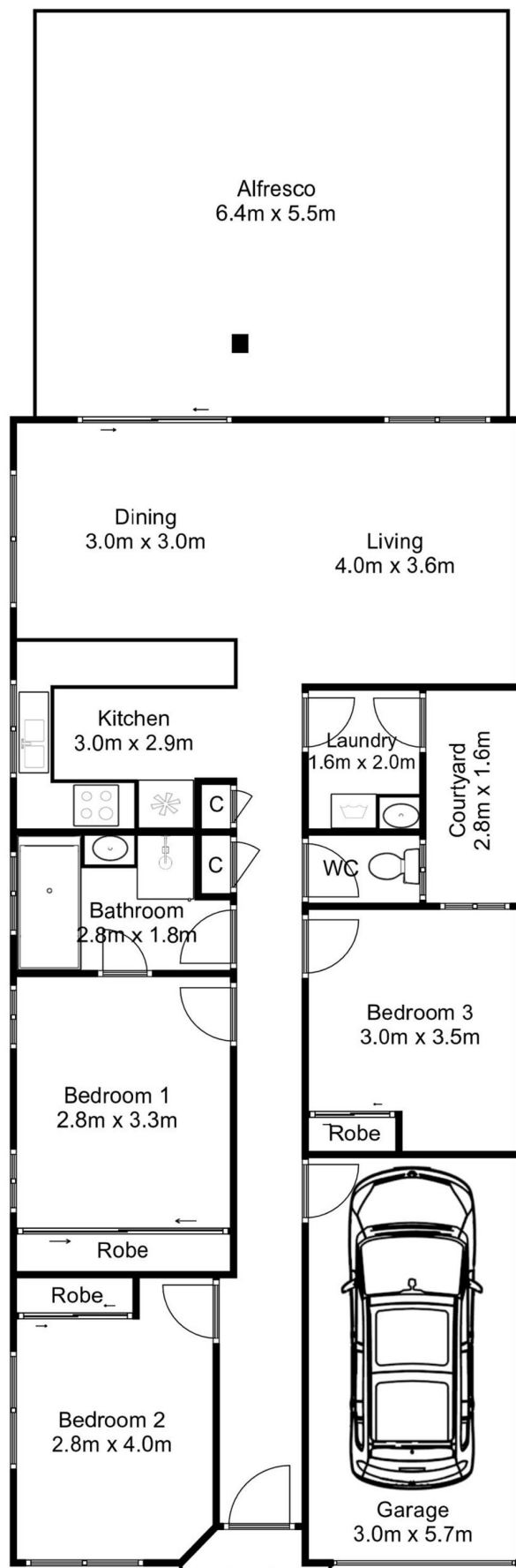
Approx. Areas in m<sup>2</sup>

Living Area - 97.8m<sup>2</sup>

Decks - 42.4m<sup>2</sup>

Garage - 17.1m<sup>2</sup>

**Total - 157.3m<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.

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements shown or implied are approximate and no responsibility is taken for any error, or omission, nor is any warranty given. Kitchen, bathrooms, appliances, fixtures, fittings or any other items shown are representative only, and do not necessarily match what is in the property. Different levels may not align correctly. These plans are for illustrative purposes only and should be used as such. Copyright 2021. All rights reserved - [www.realestatepics.com.au](http://www.realestatepics.com.au)

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