

**28 Aveling St, Wavell Heights, QLD, 4012**

STONE

## House For Sale

Tuesday, 19 November 2024

28 Aveling St, Wavell Heights, QLD, 4012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Luxe Lowset

Discover this renovated post-war residence on a spacious 640sqm corner block, situated just moments from parks, bike tracks, schools, and shopping. Designed for the ultimate in outdoor entertaining, this home boasts some of the best alfresco spaces you'll find. With a seamless blend of classic charm and modern convenience, this property is a standout in both style and location.

- Large 640sqm corner block
- North/South facing aspect
- Side access with electric gate
- Large Goodwe 13kw solar system
- Security camera system (cloud based)
- Hardwired + solar outdoor lighting
- Playground
- Samsung electric front door system

### - 3 light-filled bedrooms:

- > The master is a light-filled space offering high ceilings, split-system air-conditioning, rich timber flooring, downlighting, casement windows with electric roller blinds, walk-in robe and ensuite.> Bedroom 2 features high ceilings, split-system air-conditioning, rich timber flooring, downlighting, louvre windows with electric roller blinds, built-in robe and access to the study.
- > Bedroom 3 features high ceilings, split-system air-conditioning, rich timber flooring, casement windows with electric roller blinds and built-in robe.

### - 2 Bathrooms:

- > The well-appointed main bathroom located at the rear of the home features chic floor-to-ceiling tiles, a shower, detachable shower head, single basin stone-topped vanity with storage, wall mounted back lit vanity mirror, towel rail, casement window, roller blind, standard lighting, gold hardware, gold tapware, toilet and access to the laundry.
- > The well-appointed ensuite bathroom features chic floor-to-ceiling tiles, a shower over bath configuration, detachable shower head, single basin stone-topped vanity with storage, wall mounted back lit vanity mirror, towel rail, hand towel rail, sash window, roller blind, standard lighting, black hardware, black tapware and toilet.

### - Kitchen features:

- > NEFF dishwasher matched to cabinetry
- > Asko 5-burner gas cooktop
- > Bellini wall mounted oven (600mm
- > Black and stainless-steel rangehood
- > 20mm stone benchtops
- > Laminate cabinetry
- > Double basin Oliveri black sink
- > Tiled splashback
- > High ceiling
- > Casement window with roller blinds
- > Pendant lighting
- > Door with security screen with access to yard
- > Gold hardware
- > Gold tapware

### - Living/dining:

- > The open plan lounge/dining room flow effortlessly from the front alfresco landing through to the kitchen and out to the rear outdoor entertaining area, featuring high ceilings, split-system air-conditioning, rich timber flooring, pendant as well

as down lighting, casement windows with imported custom curtains.

> The study located just off bedroom 2 features High ceiling, split-system air-conditioning, rich timber flooring, louver windows with electric roller blinds.

- Outdoor entertaining will be a breeze thanks to the many options this residence provides from the alfresco front composite deck to the large covered patio boasting granite pavers, luxe panelling system, electric roller blinds, custom bar, teamed up with the large low maintenance yard that is perfect for relaxing and unwinding with family and friends encapsulating everything there is to love about our Queensland lifestyle.

- Car accommodation for 2 cars thanks to the large oversized separate garage boasting 3.9m high ceiling, electric roller door, access to the yard, epoxy flooring. (access via Pfingst)

This property also features:

- > North/South facing aspect
- > Large 640sqm corner block
- > Fully enclosed fence line
- > Side access with electric gate
- > Large Goodwe 13kw solar system
- > Combination of Astro turf as well as real turf
- > Security camera system (cloud based)
- > Rinnai continuous gas hot water system
- > Hardwired + solar outdoor lighting
- > Playground
- > Electric heater in patio
- > Imported door hardware
- > Samsung electric front door system

- School catchment:

- Wavell Heights State School
- Wavell State High
- O.L.A Primary School

- Amenities nearby:

- > Maggs Street Park 109m
- > Public transport (bus stop - Pfingst Road) 125m
- > Local shops and cafes 138m
- > Belloy Street Park 176m
- > Kedron Brook Bike Paths 615m
- > Westfield Chermside 1.48km
- > Prince Charles Hospital 1.78km
- > Public transport (train station - Nundah) 2.08km
- > Kidspace playground 2.16km
- > Airport 8km
- > CBD 8km

An immaculate renovation complemented by a cleverly thought-out floorplan, this home will not last long, so move fast to inspect.

Disclaimer

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.