

**44 Gordon Crescent, Wakerley, Qld 4154**



**House For Sale**

Friday, 3 January 2025

44 Gordon Crescent, Wakerley, Qld 4154

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Jane Kim

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## Best Offers Before 20th January 2025

Welcome to this beautifully designed split-level home, offering the perfect combination of contemporary style, comfort, and functionality. Nestled in a serene pocket of Wakerley, this property provides privacy and space, making it ideal for families or savvy investors. Boasting ducted air conditioning and open-plan living that flows seamlessly to an undercover entertainment area and landscaped gardens, this home offers the best in indoor-outdoor living.

**Key Features:**

- 4 Spacious Bedrooms: All with mirrored built-in wardrobes, including a private ensuite with a double vanity in the master.
- 2 Modern Bathrooms: Pristine and thoughtfully designed.
- Well-Appointed Kitchen: Ample bench space and storage for effortless cooking.
- Multiple Living Areas: Open-plan living/dining, plus a formal lounge at the entrance.
- Secure and Sustainable: Crimsafe screens on windows and doors, a solar energy system, and hybrid timber flooring throughout (no carpet).
- Ample Parking: Room for two additional vehicles on the driveway.
- Generous Block: 500m<sup>2</sup> of land with approximately 247m<sup>2</sup> of internal living space.

**Prime Location:**

- Gumdale State School catchment.
- Close to prestigious schools including Moreton Bay Boys' and Girls' Colleges, with private school bus services nearby.
- Minutes to Mayfair Village, Eastside Village, and Westfield Carindale.
- Easy access to Manly Harbour's cafes, yacht clubs, and farmer's markets.
- Gateway Motorway nearby (approx. 15 mins to Brisbane Airport).

**Exciting Potential:** This property comes with completed site survey, architectural designs, and structural engineering work for a second-story addition-ready for Development Approval.

**Why You'll Love It:** Perfectly positioned between the CBD and Bayside, this home offers an unbeatable lifestyle with access to parks, shops, schools, and the vibrant Wynnum/Manly foreshore. Whether you're upgrading or investing, opportunities like this are rare. Act Quickly! The owner bought elsewhere, must be sold! This property won't last long. Contact Jane Kim today to arrange your inspection or submit your offer!