



43 Sugarloaf Street Wavell Heights, QLD

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### Charming dual level Queenslander on 807sqm!

Boasting a colossal 807sqm block in one of Wavell's tightest held streets and spanning 2 levels of family friendly living this home has all of the features of yesteryear with creature comforts of today. This home is the perfect canvas for an incredible renovation yet extremely liveable as is for many years to come. Catching cool sea breezes and seconds to transport this home offers:

- 807sqm lush landscaped block
- Character filled throughout
- Quality kitchen appliances
- Multitude of indoor and outdoor living space
- Walking distance to public transport, parks and cafes
- Thermann gas hot water system
- 2 rainwater tanks
- NBN connected

Price:

Offers over \$1,300,000



**Tristan Rowland**

0411 572 970



**Thomas Young**

0437 486 283



**Internal:** 188sqm

**External:** 105sqm

**Total Area:** 293sqm



The site plan and floorplan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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stoneaspley.com.au