



307 Wardell Street, Enoggera



## Expansive 690m2 block - Opportunity Awaits!

Positioned on an expansive 690m2 block, 307 Wardell Street presents a unique opportunity to create your family home. A rare and exciting opportunity exists for the perfect renovation (Subject to Council Approval).

Investors alike, this property has served the owners as an investment for many years. The home is currently tenanted, low maintenance and perfectly comfortable to provide a stream of income for those looking to enhance their property portfolio.

### Features Include:

- New roof installed JULY 2019
- Original home offers 2 bedrooms, 1.5 bathroom and 1 car space
- Spacious living and dining area
- Sunroom/study area
- Fully fenced and low maintenance yard
- Expansive 690m2 block
- Rental return of \$340/week

2 Beds 1 Bath 1 Car

Price SOLD for  
\$625,000

Property Residential  
Type

Property ID 17

Land Area 690 m2

### Agent Details

Alison Turner - 0419 981 510  
Brooke Fisher - 0455 720 058

### Office Details

Turner Property Estate  
Agents Pty Ltd  
77 Doggett St Newstead,  
QLD, 4006 Australia  
0419 981 510

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- Opportunity to renovate or rebuild (Subject to Council Approval)

The location couldn't be better with easy access to public transport and major arterial roads makes it ideal for professionals commuting only a short 9km to the CBD.

This home and all its local amenities present a step in the right direction to securing comfortable suburban living. Quality public and private schools such as Marist College Ashgrove, Mt Maria College and Hillbrook Anglican all within a short distance, as are Brookside Shopping centre or Stafford City Shopping Centre.

For further information or to arrange an inspection, call Alison Turner on 0419 981 510 or [alison@turnerproperty.co](mailto:alison@turnerproperty.co)

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