



## 12 Trundle Street, ENOGGERA, QLD 4051

### ELEGANT QUEENSLANDER IN SENSATIONAL LOCATION

...talk to Di about all there is to love about the quintessential Queenslander Home - this charming home showcases all the time-honoured features we admire. A traditional sweeping staircase leads to a generous entry/study nook, tongue and groove walls soar to 9.9ft ceilings where modern lighting reflects onto gleaming polished hardwood floors. An updated central kitchen looks through a large picture window to the big, level back yard fenced and edged with shady trees. Raked ceilings to the large dining room adjoining the kitchen makes for the perfect entertaining space where the cook will always have company. The bathroom has been updated in fresh whites and offers ample vanity storage. The large lounge room is further extended by a perfect work from home office. Plenty of beautiful casement windows, stained glass or slatted breezeways above doorways means there is always a cool breeze throughout the home. The lower level is fully concreted with an average ceiling height of approximately 2.4m to one large room allowing for construction of more living space and a large utility area offering plenty of room for the family to spread out in comfort. This property is in a Character Overlay Precinct and is zoned Low to Medium Residential - the future possibilities for subdivision/development are limited only by your imagination, so not only will this home provide a wonderful lifestyle now but an exciting project in years to come. This location is sensational with a walking path to both Samford Road bus stops and Enoggera Train Station yet far enough away to enjoy a peaceful existence. This location is fantastic, you are not just moving to a magical home you will be embracing a local lifestyle of cafes, dining and Coles Alderley within walking distance.

**TYPE:** For Sale

**INTERNET ID:** 95P2920

**SALE DETAILS**

**FOR SALE**

**CONTACT DETAILS**

**Elders Real Estate Everton Park**

537 South Pine Road  
Everton Park, QLD  
07 3355 7854

**Di Webb**  
0413 263 636

The new Norman Hotel is set for completion mid next year and is only 400m away. Easy access to Brookside Shopping Centre, Park Lane Dining Precinct, a choice of super markets and only 20 mins to the CBD by train! A wide choice of high-quality state and private schools within 10minutes drive. This wonderful home is move-in ready and will be highly sought after and cherished by all those who have ever wanted to own a Queenslander!

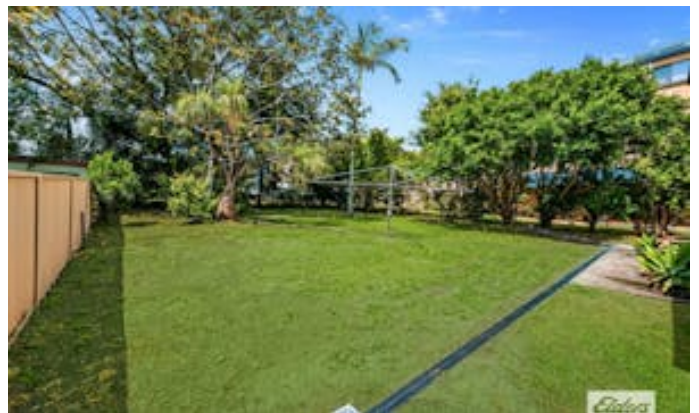
- Iconic Queenslander Home
- 9.9ft Ceilings
- Tongue and groove walls and ceilings
- Polished hardwood floors
- Leadlight and slatted door breezeways
- Sweeping entry stairs
- Picturesque roof gable
- Large Office
- Study nook
- Updated kitchen
- Island bench
- Modern bathroom
- Separate dining/family room with raked ceiling
- Two antique style wardrobes
- Under house with 2.4m ceiling to large room
- Plus, a large utility room
- Fully concreted under
- Workshop
- Airconditioned throughout
- Ceiling fans
- Traditional casement windows with decorative glass
- External window hoods
- Internal timber window pelmets
- Fresh internal paint
- Colour bond roof
- Ceiling insulation
- Annual Termite Inspections up to date
- Whirlybird
- Fenced

- Side access
- Remote control garage door
- Walk to cafes, restaurants, supermarket and
- New Norman Hotel soon to be completed
- Walkway to Enoggera Train Station
- Walk way to Samford Rd Bus stops
- Big level shady back yard
- Peaceful, private and full of Queenslander Magic!
  - Land Area 607.00 square metres
  - Bedrooms: 3
  - Bathrooms: 1
  - Double garage

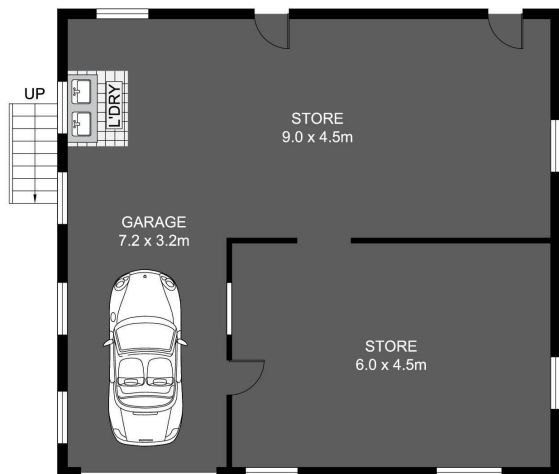




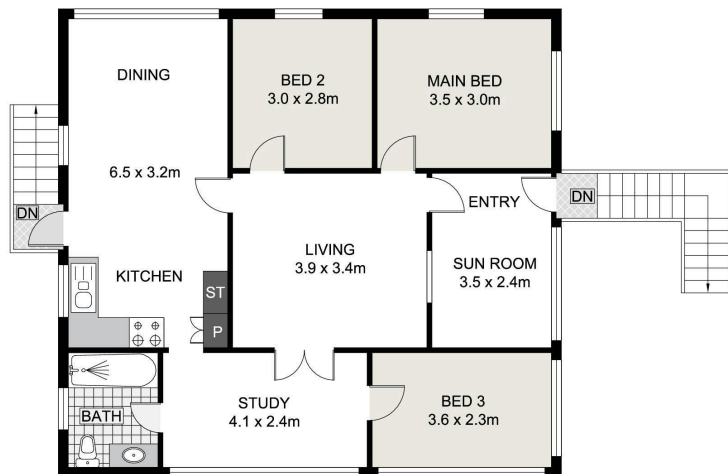
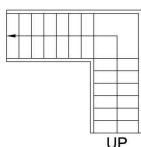








LOWER LEVEL



UPPER LEVEL

0 1 2 3m

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT : 87.30m<sup>2</sup>  
EXT : 6.99m<sup>2</sup>  
GARAGE/STORE : 87.30m<sup>2</sup>  
TOTAL : 181.59m<sup>2</sup>

**12 Trundle Street, Enoggera**