



**PRICE GUIDE:** \$537,000.00

Area: 745 m2

Council Rates: \$3,900.00 p.q.

## Welcome to 34 Weddel Drive, Annandale - Your Ideal Family Home!

Discover this exquisite, quality-built residence nestled within a welcoming and family-friendly community.

Combining a functional floor plan, generous sized allotment, and a highly sought-after location in one of our most popular suburbs, it represents a unique opportunity for it's fortunate new owners.

Situated on a generous 745sqm allotment, this property boasts the advantage of backing onto picturesque established parkland, ensuring a tranquil environment with no rear neighbours.

Embrace the beauty of native wildlife as you enjoy the serene surroundings.

With ample space for a pool or shed, this tightly held pocket of Annandale offers a coveted lifestyle.

- A recently renovated kitchen adorned with



**Shelly Lynham**  
0414 250 166

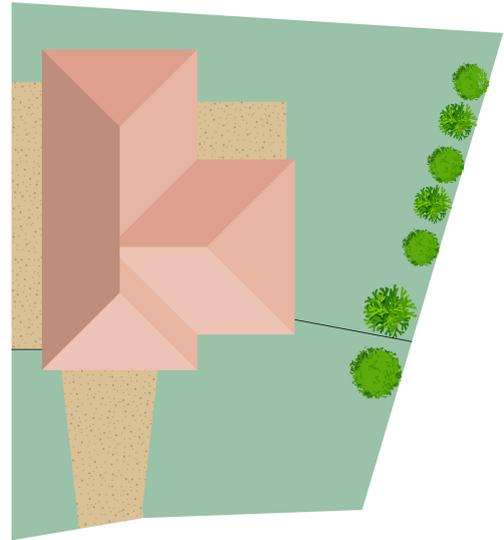
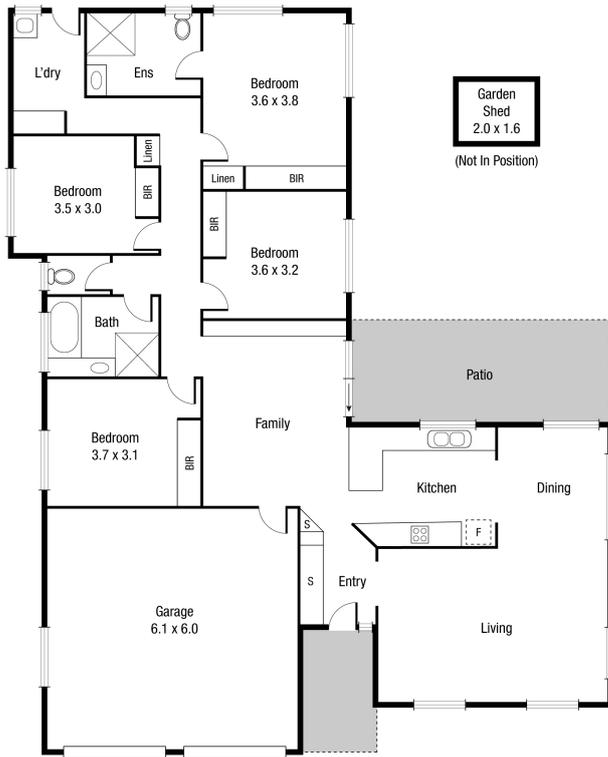


**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 203.6 sq.m

34 Weddel Dr, Annandale