

## Annerley, 2/14 Dudley Street

### PEACE TRANQUILITY LIFESTYLE & CONVENIENCE

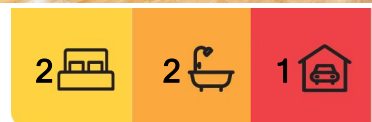
**\*\*BREAK LEASE RENT UNTIL 02/02/2025 \$525 INCREASING TO \$600 &ndash; 16 MONTH LEASE ENDING 01/02/2026\*\***

Terraced down overlooking a leafy gully, this spacious two-bedroom, two-bathroom unit offers an idyllic sanctuary of space, peace and privacy in the middle of the active, ultra convenient lifestyle that is living in Annerley. From the tranquil front garden; you are welcomed into a spacious and air-conditioned living space that flows effortlessly through to a large, covered balcony at the rear with a green and leafy outlook.

The practical layout of this home makes it ideal for sharing - the main bedroom; with ensuite, walk-in robe and study nook, is located at the front of the property and the second bedroom at the rear. The main bathroom with shower over bath and separate laundry are in between. All that is left to do is to move in and enjoy the lifestyle and convenience of living in the heart on Annerley.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

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[ljhooker.com.au/1E39H31](http://ljhooker.com.au/1E39H31)

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Salisbury  
(07) 3848 7369**

Ideally located this property is within easy reach of every amenity you could need. Only 350m to Fairfield Gardens Shopping Centre with speciality shopping including Coles & ALDI, library, Gyms and Australia Post. At the top of the street the shops, cafes & restaurants on Ipswich Road (Woolworths, BWS, Chemist Warehouse) plus other amenities. It offers great access to the major hospitals (PA, Greenslopes Private, Mater & Qld Children's Hospital) and the University of Qld via the Green Bridge. Getting around is easy with public transport; bus & train nearby (130m to Fairfield train station) and access to the Clem 7 tunnel and M1 also close.

Features of 2/14 Dudley Street at a glance:

- Air-conditioned open plan living area
- Modern kitchen with step-in-pantry
- Private front garden
- Covered rear balcony with green leafy outlook - ideal for entertaining
- Main bedroom with walk-in-robe, en-suite and study nook plus air conditioning
- Generous second bedroom with air conditioning
- Main bathroom with shower over bath
- Separate internal laundry
- Single remote lock-up garage
- Gas hot water is included in rental price
- Please note that this is a No Smoking Complex
- Within the Junction Park State School catchment

Easy access to the city and other amenities

- 130m walk to Fairfield Train Station
- 350m walk to Fairfield Gardens Shopping Centre
- 300m walk to Annerley Road bus stops
- 350m walk to Dudley Street Espresso, Little Clive Cafe & Woolworths Annerley

BOOK AN INSPECTION ONLINE - ITS EASY!

Click on the \*Book Inspection\* or ""Request and Inspection\* Button under the open for inspections times

\*\*\* By registering for an inspection, you will be INSTANTLY informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection time - then that inspection may not proceed. If there are no times set for this property yet, STILL REGISTER and as soon as times are set, you will be advised of the day and time \*\*\*

TO APPLY for this rental property please go direct to our website (below) or contact our office on 07 3848 7369. <https://annerleyyeronga.ljhooker.com.au/search/property-for-rent/page-1>

Disclaimer: Whilst every care is taken in the preparation of the information contained herein, we will not be held liable for any errors in typing or information. All information is considered correct at the time of writing and any interested parties should satisfy themselves in this respect.



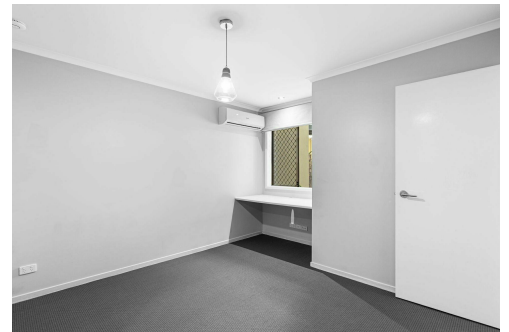
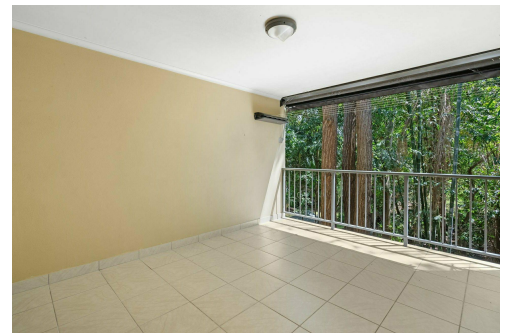
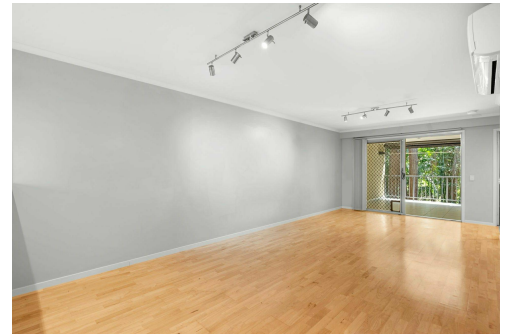
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## More About this Property

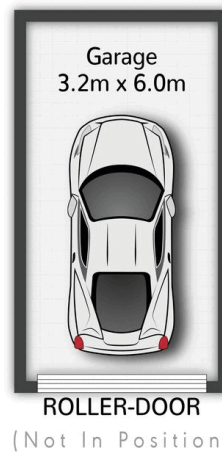
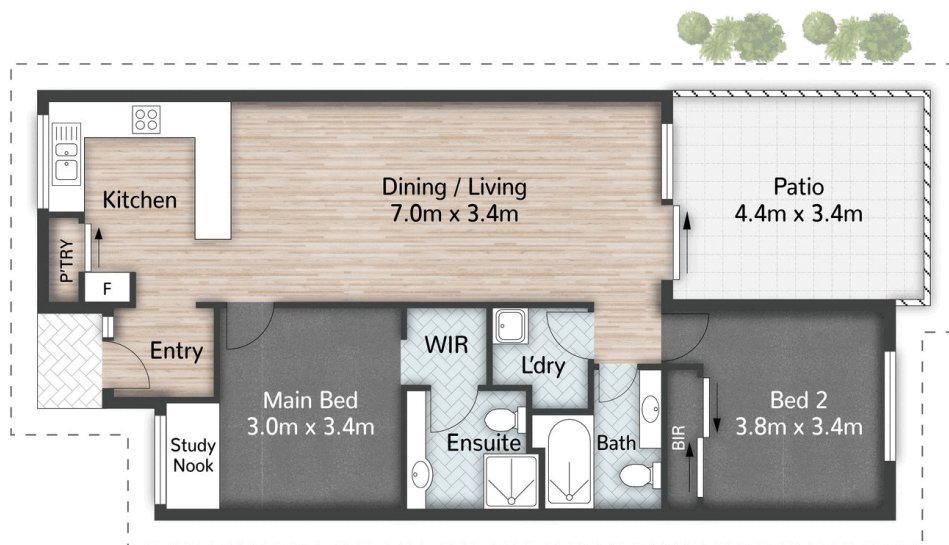
Property ID	1E39H31
Property Type	Unit
Including	Ensuite Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**  
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2/14 Dudley Street **ANNERLEY**

2 | 2 | 1 | 97m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
Plans are shown for marketing purposes only.



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