



Coorparoo, 46 Ninth Avenue

YOUR NEXT HOME ON NINTH AVENUE

Welcome to 46 Ninth Avenue in the inner-city suburb of Coorparoo. The home offers a convenient lifestyle and thoughtful layout ensuring a comfortable lifestyle for its next tenant.

A covered deck is positioned at the front overlooking the street and flows into the living areas at the heart of the home. With family and entertaining in mind, the living spaces are open plan, air-conditioned and have easy access to the rear covered deck. The deck is oversized and has plenty of space for both a table and outdoor setting, in addition to city views – making it in an inviting spot to unwind or watch the fireworks. A bi-fold window sits in between the deck and the dining space off to the side which is complete with a built-in bench and storage and air-conditioning.

The U shaped kitchen has a bi-fold window that opens up out to the deck, ensuring the cook of the home is never too far away from the action. The kitchen offers plenty of bench



For Lease
Please Call

View
ljhooker.com.au/1EDQH31

Contact
Josephine Elvin
0457 000 897
joey.elvin@ljhookerproperty.com.au



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and cupboard space, a dishwasher, and upright cooktop and oven.

There is a bedroom on the upper level, offering a mirrored wardrobe and direct access via French doors to the front deck. A separate study sits off the living area, an ideal space to set up a home office or a kid's playroom. There is a bathroom on this level with dual sinks, freestanding clawfoot bath and toilet.

On the lower level of the home there are 3 additional bedrooms - 2 with built-in wardrobes and air-conditioning. The main bedroom is complete with a walk-in wardrobe and hidden ensuite behind the wardrobe door. The main bathroom on this level is located across from the bedrooms at the back and offers double shower heads, and a separate toilet is located to the side. A second living space services this level, perfect for families with kids who need some separation at times or anyone needing a home office.

The property has dual entry from both Ninth Avenue and Tenth Avenue. There is uncovered parking on Ninth Avenue for a car off-street and an additional park for a car undercover at the back of the home (access via Tenth Avenue).

You can shop, dine, watch movies, and socialise with friends at Coorparoo Square and South City Square, 1km away, or venture to Martha Street and Camp Hill Marketplace in minutes. Villanova College is 350m from your door, and Coorparoo State School, Churchie and Loreto are close at hand. The CBD is just 10 minutes away, and bus stops, Coorparoo train station and the Norman Creek Bikeway are all within easy walking distance. Only steps from the local parks, public pool, and East Leagues Club, and 1.7km from The Gabba.

Features of 46 Ninth Avenue at a glance:

- Front covered deck
- Open plan & air-conditioned living spaces
- Oversized deck with city views
- Bi-fold window in between dining & deck
- Dining with built-in bench & storage
- 1 bedroom on the upper level with a mirrored wardrobe & access to the front deck via French doors
- Separate study / sunroom
- Main bathroom on the upper level with dual sinks, freestanding clawfoot bath & toilet
- 3 bedrooms on the lower level (2 with built-in wardrobes and air-conditioning)
- Main bedroom with a walk-in wardrobe & hidden ensuite behind the wardrobe door
- Main bathroom on the lower level with double shower heads & separate toilet
- 2nd living space
- Dual entry from both Ninth Avenue and Tenth Avenue
- Uncovered parking on Ninth Avenue for a car off-street & an additional park for a car undercover at the back of the home (access via Tenth Avenue)
- Close proximity to Coorparoo Square and South City Square
- Easy access to Martha Street & Camp Hill Marketplace
- 350m to Villanova College
- Close to Coorparoo State School, Churchie & Loreto
- 10 minutes to the CBD
- Walk to bus stops, Coorparoo train station & the Norman Creek Bikeway
- Easy access to local parks, public pool, and East Leagues Club & 1.7km from The Gabba



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More About this Property

Property ID	1EDQH31
Property Type	House
Land Area	476 sqm
Including	Ensuite Study Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

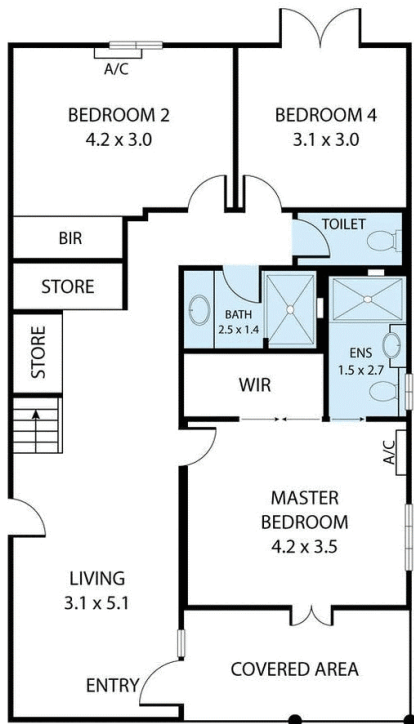
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443 Ipswich Road, ANNERLEY QLD 4103
annerleyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au

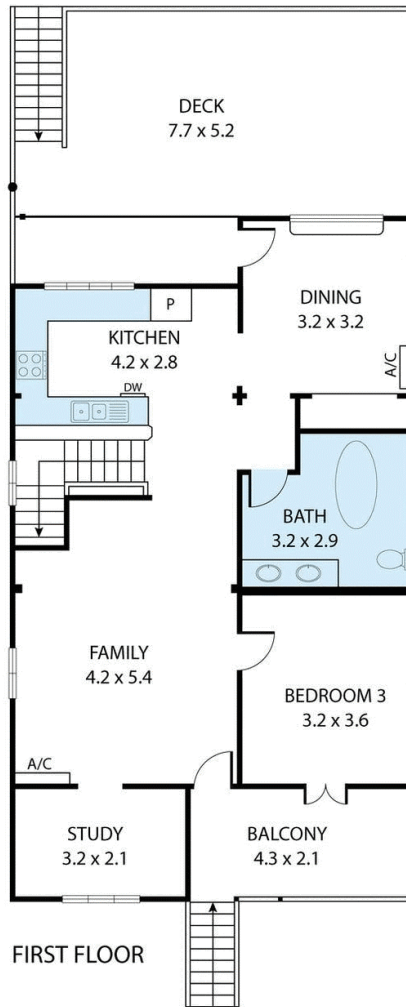


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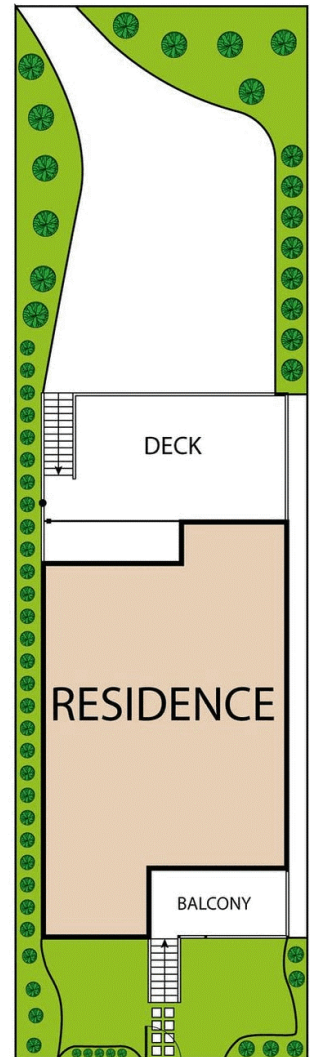
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GROUND FLOOR



FIRST FLOOR



· Ninth Avenue, Coorparoo 4151

· Every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. · This plan is for illustrative purposes only and should be used as such by any prospective purchaser.