



46 Gresham Street, East Brisbane

## Roomy and Functional Home with Plenty of Living Space - A Must to Inspect!

Not often do you get the ideal location coupled with a well preserved 1920's character home with loads of extras for the home office/ teenager or extended family needs. This three bedroom home has all the classic features of VJ walls, Fretwork door arches, timber floors with a tasteful blend of modern convenience. Downstairs is the true hidden treasure of spaces for teenager to get away, home office or if there are extended family needs and includes a second bathroom. For those that have the extra vehicles, boats etc.. you will love the shed at the rear with plenty of space.

The property has been tastefully renovated while still keeping that 1920's charm.

Property Features:

Upstairs

3 Generous bedrooms with ceiling fans, built in robes and timber floors

Main bedroom with aircon

3 🚗 2 🚤 3 🚗

**FOR RENT**

\$1,050 wk

**VIEW**

Sat 13th Jun @ 9:15AM - 9:30AM

**AGENCY**

LJ Hooker Cannon Hill  
(07) 3906 1366

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.

 **LJ Hooker**

Extra sun room at the front &ndash; perfect for children's play room or the extra office space  
Open plan lounge, plus separate dining off the kitchen area including air conditioning  
Classic feature character bathroom which includes a bath  
Large country style kitchen with plenty of storage and bench space, includes dishwasher  
Small veranda at the rear opening onto a great paved outdoor area ready for your entertaining

#### Downstairs

Rumpus room with air conditioning  
3 x large multipurpose rooms &ndash; possibilities are endless  
Laundry area  
2nd bathroom with separate toilet

#### Extras

Large 3-bay shed at the rear and plenty of off street parking  
Fully fenced house  
High ceilings  
Leafy surroundings  
Location tips:

Walk to Churchie Boys Grammar, Coorparoo Secondary College or East Brisbane State School  
Walk to local bus stop  
Walk to East Soccer fields or the Brisbane City Indoor Sports  
Short distance to The Gabba  
Minutes drive or longer walk to the Mowbray City Cat  
Walk to local cafes, parks or coffee shops  
Approx 3-5 radial Km to Brisbane CBD

#### IMPORTANT! Please note:

- Please use either the "Book Inspection" or "E-Mail Agent" button to view and register for available times and to be notified of changes of times. If no times are suitable, please call the office on 3906 1366, to arrange a suitable time.
- If no inspection time is displayed, please register by clicking on the "Request an Inspection Time" tab so we can contact you once access is arranged.
- If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.
- Please E-Mail pm1@ljhch.com.au or contact our office on 3906 1366 prior to submitting your application and state the address of the property you wish to apply for to obtain for a copy of the General Tenancy Agreement including any special terms and conditions.
- If the property is individually metered and WELS compliant, the owner reserves the right to charge water consumption if stated on the lease and will be invoiced by the Agent.
- Pets considered upon application.

## MORE DETAILS

Property ID TUJGVB  
Property Type House

**LJ Hooker Cannon Hill (07) 3906 1366**  
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