

Tarragindi, 10/14 Andrew Avenue

YOUR NEXT HOME IN "TREETOPS"

Located in Treetops, 10/14 Andrew Avenue offers both a tranquil and easy lifestyle. The inspiration for the name Treetops becomes very apparent with the abundance of established and majestic trees, complimenting the earthy colour selections used on each home.

As you enter the home you will be impressed by the 9ft ceilings and polished wooden flooring. With entertaining in mind, the living spaces are open plan and flow out to a covered deck via bi-fold doors. Whether you like to host dinner parties or spend quality time with family, the layout creates a comfortable and inviting space.

The kitchen is positioned at the heart of the home, featuring Ceaser stone benchtops, island bench, stainless steel appliances, including a dishwasher and gas cooktop.

There is a bedroom on the lower level with built-in wardrobes and air-conditioning. If you

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3

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For Lease
Please Call

View
ljhooker.com.au/1EDWH31

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



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have frequent guests or need a separate room for a home office, the layout will appeal to you and can be flexible in line with your needs. A full bathroom services the lower level and is complete with a shower and toilet. The laundry is located inside the home across from the living space.

Ascend the stairs to the remaining 2 bedrooms, both with air-conditioning and built-in wardrobes. The main bedroom has a generous sized walk-in wardrobe and ensuite with a dual vanity, separate shower, and luxurious sized bath. The 3rd bedroom also has its own ensuite with shower and toilet.

Back on the ground level, there is secure parking for 2 cars within the garage with remote and internal access, and additional shelving to utilise as storage..

Sought after location only 7kms from Brisbane CBD, set in the ever-popular Wellers Hill State School Catchment, easy access to convenient public transport routes (the 112 bus takes you straight to Mater Hill Station then to South Brisbane and the City via Annerley), boutique cafes, and parks. Vaiola Cafe is located next door at The Green, ensuring your coffee fix is never too far away.

Outstanding features of 10/14 Andrew Avenue at a glance:

- Located in Treetops
- 9ft ceilings & polished wooden flooring on the lower level
- Open plan living space that flow out to a covered deck via bi-fold doors
- Kitchen complete with Caesar stone benchtops, island bench, stainless steel appliances, including a dishwasher & gas cooktop
- Bedroom on the lower level with built-in wardrobes & air-conditioning
- Full bathroom on the lower level complete with a shower & toilet
- 2 bedrooms on the upper level with air-conditioning & built-in wardrobes
- Main bedroom with walk-in wardrobe and ensuite with a dual vanity, separate shower & bath
- 3rd bedroom with its own large ensuite with shower & toilet
- Secure parking for 2 cars within the garage with remote and internal access & additional space to utilise as storage
- Internal laundry located across from the living space.
- The 112 bus takes you straight to Mater Hill Station then to South Brisbane and the City via Annerley
- 15-minute drive to Brisbane's CBD
- 7-minute drive to Greenslopes hospital
- 10-minute walk to C & K Kindergarten
- Walking distance to public transport stops
- Located near Toohey Forest with frequent Koala and native bird spotting
- Close to Tarragindi / Holland Park bikeways

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Click on the · Book Inspection· or · Request an 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



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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>

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More About this Property

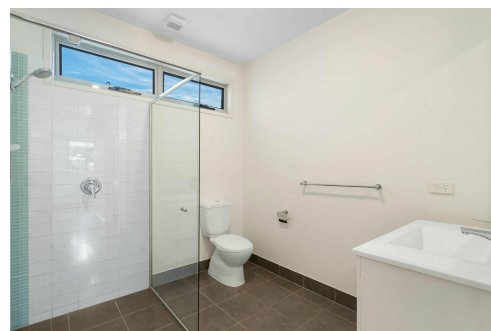
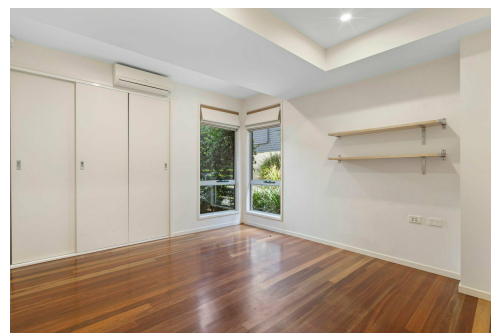
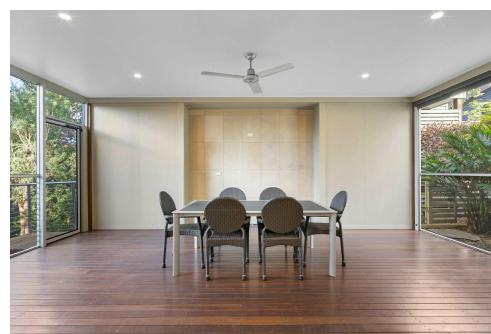
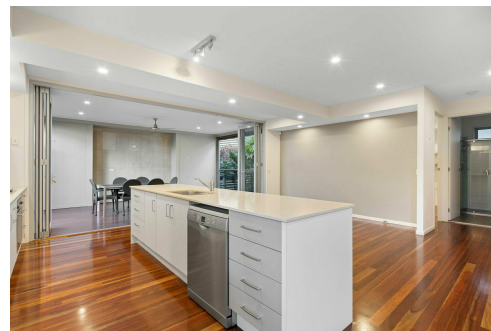
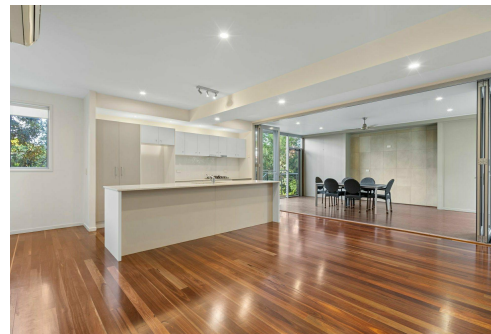
Property ID	1EDWH31
Property Type	House
Land Area	286 sqm
Including	Ensuite Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

Josephine Elvin 0457 000 897

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

LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369

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

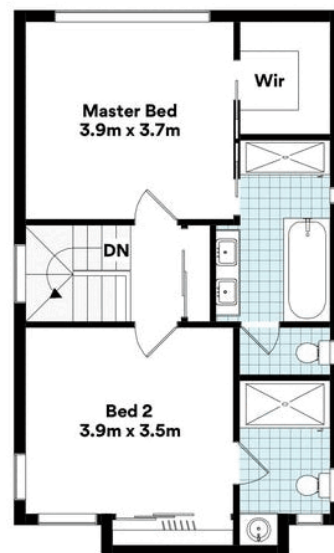


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GROUND FLOOR



FIRST FLOOR



10/14 Andrew Ave, Tarragindi

FLOOR AREA SIZES

Internal 176m² | External 27m² | Total 203m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primedpixels.com.au



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