

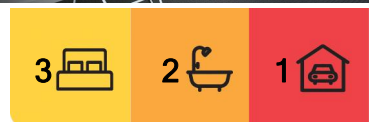
## Yeronga, 7/37 Manson Parade

### YOUR NEXT HOME ON MANSON PARADE

Welcome home to 7/37 Manson Parade. This modern, two-level townhouse offers the opportunity to experience an outstanding lifestyle only 5km from the CBD.

Enter the front door into the open plan lounge and dining space, and kitchen that flows out to a covered balcony and yard. The modern kitchen is sure to impress the cook of the home, with ample bench and cupboard space, island bench, electric cooktop, oven, and dishwasher. The internal laundry is located to the side of the living spaces. A separate toilet also services the lower level of the home.

Ascend the stairs to a study nook and three good sized bedrooms, all with ceiling fans and built-in wardrobes. The main bedroom is complete with air-conditioning, a walk-in wardrobe and private balcony. A bathroom services the rest of the home, offering a separate shower and bath. A separate toilet is positioned off to the side.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1EJCH31](http://ljhooker.com.au/1EJCH31)

**Contact**  
**Josephine Elvin**  
0457 000 897  
[joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)



**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.

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

Back on the ground floor there is under cover parking for a car, with remote access.

You are so close to every convenience imaginable, walk to Hyde Rd, Kindy, St Sebastian's Primary School, Yeronga Village Shops, Yeronga RSL, Hyde Rd dog park, cafes, train & bus; a bike ride to the Green Bridge connecting you to the University of Queensland; with easy access to Yeerongpilly Green development, QLD Tennis Centre, hospitals & private schools; and within 5km to the CBD. All the conveniences at your fingertips but quietly located away from the hustle and bustle in the beautiful Yeronga pocket.

Features of 7/37 Manson Parade at a glance:

- Modern, two-level townhouse
- Open plan lounge and dining space, and kitchen that flow out to a covered balcony & yard.
- Modern kitchen with ample bench and cupboard space, island bench, electric cooktop, oven & dishwasher.
- Internal laundry
- A separate toilet on the lower and upper level
- Study nook
- 3 good sized bedrooms, all with ceiling fans & built-in wardrobes
- Main bedroom with air-conditioning, a walk-in wardrobe & private balcony
- Main bathroom with a separate shower & bath
- Undercover parking for a car, with remote access
- Walk to train, bus, shops, dog park, cafes, Hyde Rd Kindy & St Sebastian's Primary School
- Bike ride to the Green Bridge & QLD Tennis Centre
- Easy access to hospitals, universities & Private Schools
- Only 5km to the CBD ensuring work and play are never too far away

BOOK AN INSPECTION ONLINE - ITS EASY!

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 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.



**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.

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

## More About this Property

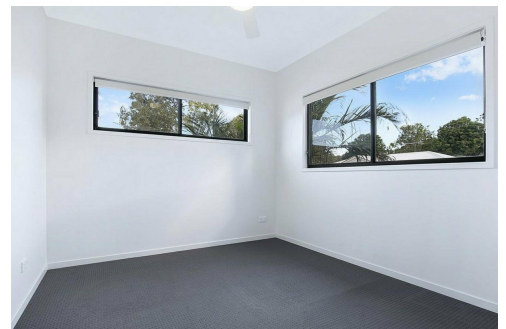
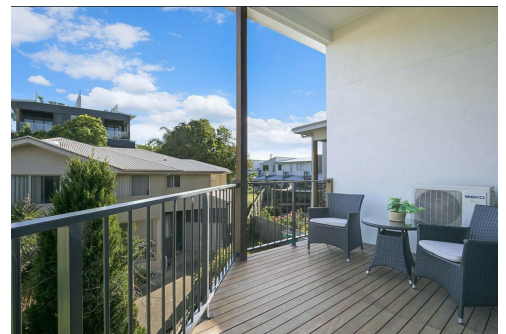
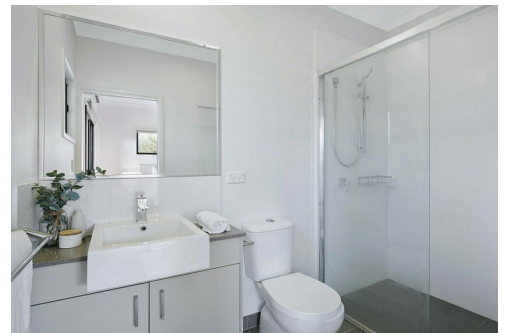
Property ID	1EJCH31
Property Type	Townhouse
Including	Ensuite Study Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**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



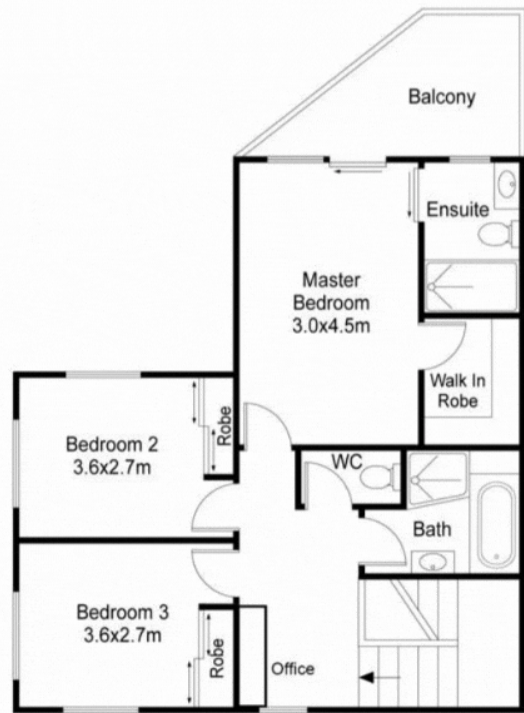
**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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





GROUND FLOOR PLAN



UPPER FLOOR PLAN

7/37 Manson Parade, Yeronga



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries

