



3/60 Villa Street, Annerley

GROUND FLOOR APARTMENT OVERLOOKING PARKLAND !!

You will love the exceptional appeal of this beautifully presented, freshly painted two-bedroom, two-bathroom apartment, ideally positioned overlooking parkland.

Bathed in natural light, the spacious open-plan living and dining area offers a relaxed and inviting space for everyday living and entertaining. Complete with air conditioning, the living area flows seamlessly outdoors to a private entertainer's courtyard-perfect for enjoying your morning coffee, unwinding after a long day or hosting family and friends.

The modern kitchen is thoughtfully designed for both style and functionality, featuring modern appliances, generous bench space and ample storage.

Both bedrooms are well proportioned, while the two bathrooms provide added convenience and privacy. Freshly painted and new carpet throughout and exceptionally well positioned, this home offers a low-maintenance lifestyle without compromising on space, comfort or privacy.

2 2 1

FOR SALE
OFFERS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Combining an abundance of natural light, a desirable aspect and a boutique setting, this exceptional property presents an outstanding opportunity for first-home buyers, professionals, downsizers and investors alike.

Additional features include:

- Generous light filled open plan living with airconditioning
- Huge private courtyard, perfect for entertaining
- Modern kitchen with modern appliances including dishwasher
- Master bedroom with ensuite and access to covered entertainment area
- Spacious bedrooms with built-ins and ceiling fans
- Tiled living down and new carpet in bedrooms
- Ceiling fans and split system airconditioning
- Blinds and security screens
- Remote lockup garage with direct access
- Lovely quiet leafy street overlooking parkland
- Pet friendly location
- Built in 2006
- Body corporate $4000 per annum approximately
- Vacant and ready to move into now !!

Annerley is perfectly positioned to offer the very best of living in Brisbane's inner south at only 6.5km to the CBD. Positioned close to everything.....

- Short walk to Yeronga Train Station
- Easy access up to Ipswich Road for the main bus route directly in and out of the CBD or UQ.
- Minutes from the PA hospital as well as Greenslopes Private or the Mater
- Close proximity to Woolworths Annerley or Fairfield Gardens Shopping Centre
- Easy access North or South bound via the M3 and Tunnel Network
- Walking distance to cafe's, parks and recreational facilities

Vacant now and ready for an astute buyer to move straight in. The owners instruction are clear.....SELL !! You had better be quick, so call now before it's too late !











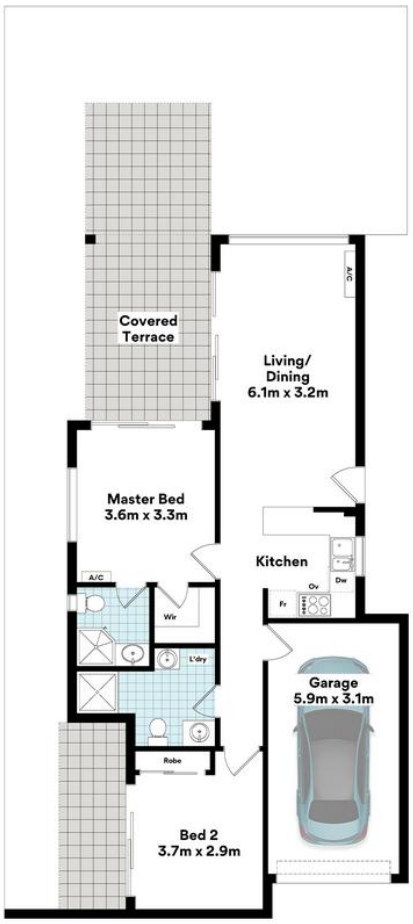
MORE DETAILS

Property ID	1FA8F4N
Property Type	Apartment
House Size	124 m2
Including	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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FLOOR AREA SIZES

Internal	74.7m²
External	28.5m²
Garage	20.8m²
TOTAL	**124.0m²**

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.

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