



Annerley, 105 Franklin Street

FABULOUS OPPORTUNITY ON FRANKLIN ST

Conveniently positioned in the inner-city suburb of Annerley, 105 Franklin St is positioned on a leafy, 668sqm block. The post war home is full of character with hardwood floors throughout, casement windows, silky oak accents & ornate ceilings. The perfect first home; ideal for downsizes; or invest & hold with an LMR (2-3 story) zoning, the property offers plenty of options for the future.

Greeted by a beautiful garden, the home has a lovely first impression. Ascend the front stairs into the entry hall and through to the air-conditioned, open plan living and dining. The modern kitchen creates the hub of the home with island bench, Caesarstone benchtops, induction cooktop, dishwasher & ample storage.

With 3 bedrooms on offer, two bedrooms are oversized with air-conditioning and wardrobes. The smaller 3rd bedroom is currently used as a study and there is the bonus of a sunroom that could also be used as a kid's bedroom, playroom, or a great space to

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For Sale
INVITING OFFERS

View
By Appointment

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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.

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create an ensuite for the main bedroom. The bathroom has been updated with a freestanding bath & separate shower.

The laundry is situated at the back of the home, with a handy, 2nd toilet. The kids & fur babies will love the backyard with plenty of room for the trampoline & swing sets. The single lock up garage is under the house, with plenty of room for extra storage if needed.

Situated only 5km to the CBD, it simply doesn't get any more convenient than this. Within Yeronga State School and High School Catchment; only metres to the city bus, parks, restaurants, and Cafe's including Cafe O-Mai, Red Lotus & Billy Kart; minutes to Woolworths, train, hospitals, universities & the Green Bridge connecting to UQ.

Notable features of 105 Franklin St, Annerley at a glance:

- Post war home on 668sqm block
- LMR zoning with future development potential
- Perfect home or investment
- Beautiful features - including hardwood floorboards, casement windows, silky oak accents & ornate ceilings
- Modern kitchen creates the hub of the home with island bench, Caesarstone benchtops, induction cooktop, dishwasher & ample storage.
- 3 bedrooms on offer, two bedrooms are oversized with air-conditioning and wardrobes.
- Sleepout runs off the 2 bedrooms, perfect area to extend an ensuite, or ideal study
- Updated bathroom with freestanding bath, separate shower & toilet.
- Laundry & 2nd toilet at the back of the home
- Great backyard, with heaps of room for the trampoline & kids to run around
- Fully fenced
- Single lock up garage with ample lock up storage
- Walk to Cafe-O'Mai, Red Lotus, Billy Kart, local shops & the bus
- Moments to Annerley Woolworths, Yeronga State & High School, Yeronga Pool, parklands & train
- A bike ride across the Green Bridge connecting you to UQ
- Easy access to the hospitals, universities & private schools
- Only 5km to the CBD

Call Jane Elvin or Joey Elvin to discuss further or we hope to see you at one of our open homes.



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More About this Property

Property ID	1EUZH31
Property Type	House
Land Area	668 m2
Including	Study Air Conditioning Dishwasher Floorboards

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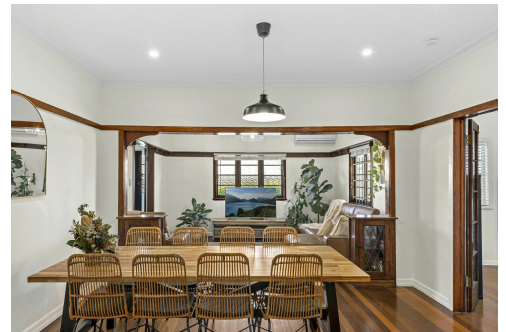
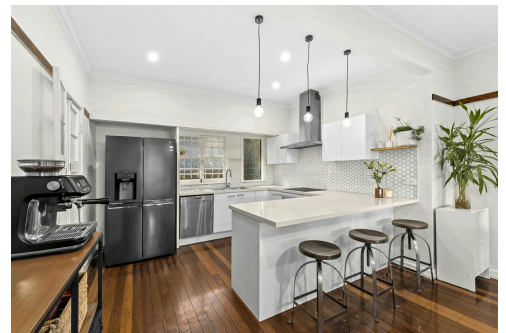
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Jane Elvin Property

