




20 Venner Road, Annerley

Charm, Character with Convenience!

Step into this timeless 1930's * Queenslander charm, situated in the hub of the highly sought after Annerley precinct. Set in a small self managed complex of 3 properties but very discretely designed for enjoyment. for all owners. This low maintenance home sits out proud at the front of the complex, and has an abundance of space to enjoy. Beautifully presented 4-bedroom Queenslander with an abundance of space, light and natural charm is sure to captivate you from the moment you step inside. Thought has been given to create breakaway spaces for the family and yet the character of 3m ceilings, fret work, timber floors have all been maintained for you to appreciate and enjoy.

The location is ideal as you can step out your door and catch the bus, walk to the shops or you are minutes from the PA Hospital, Greenslopes Private, the Greenbridge to QLD university, or the CBD! This home perfectly blends heritage charm with modern convenience – ideal for growing families, professionals, downsizers, or savvy investors!.

Property Features:

4  2  2 

FOR SALE

Best offers Closing 30th Sept, if not sold Prior!

AGENTS

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AGENCY

LJ Hooker Cannon Hill
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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**

- 4 Generous bedrooms with timber floors, built in robes, ceiling fans and air conditioning to the master
- Master bedroom is oversized and features a beautiful bay window bench seat and stunning leadlight glass windows
- Large open plan living is perfect for all entertaining, complimented French doors to a side break away area and air conditioning
- Modern kitchen with stone benchtops, 900mm gas cook top, glass canopy range hood & 600mm Stainless steel Electric oven, plus an abundance of storage space
- Separate study off the rear bedroom
- Separate breakaway space of the living & perfect reading area or extra bar or TV space
- Charming front porch area with fretwork doors at the front & ready for that morning cuppa
- Double carport
- Quaint private courtyard area at the front
- Large undercroft storage, with 2nd laundry plus lock up shed area
- Full security bars
- Timber floors throughout
- 3.2m ceilings through most areas, and classic fret work over doors and entry area
- 2 Separate bathrooms with main bathroom complimented with separate toilet
- Set at the front of a small complex, ensuring your own space and privacy
- Self-managed Body corporate keeping
- Quarterly Rates: \$514.25 per quarter*
- Estimated rental return \$820-\$850.00/ week*
- No flood mapping
- Character control on this home & a part of the Moorooka Stephens District Neighbourhood plan

Location tips:

- Walk outside your door and catch the bus in multiple spots
- Minutes' drive to the train station or 10-12min walk
- Walking distance to cafes, schools, and parks
- Easy access to local bike paths or link onto the river city loop
- Walk to Yeronga State High school, Junction Park State School, Mary Immaculate Primary, or Our Lady's College

- = approx

CONTACT TEAM HANSOM
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MORE DETAILS

Property ID	TMXGVB
Property Type	House
House Size	122 m2
Land Area	359 m2
Including	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Floorboards
	Workshop
	Built-in-Robes

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