

## Annerley, 21 Tamworth Street

SOLD BY JANE ELVIN

21 Tamworth Street Annerley is a rare find, offering the perfect location - Inner City Living at its finest on an easy maintenance 204sqm block of land, on its own title. It's not often a freehold small lot home, no body corporate fees, no adjoining walls, no shared driveway, or common areas, close to every convenience imaginable enters the market.

The appeal of this property is obvious from the moment you arrive, and I am sure you will appreciate the larger than normal layout, outdoor entertainment areas, ducted air conditioning; perfect for families upsizing and downsizing and investors alike.

This is the perfect home for an owner occupier or investor alike with three good sized bedrooms all with built-in wardrobes. The main bedroom is well separated from the other two bedrooms and has an ensuite, walk-in robe, study nook or could become a 2nd robe and a private balcony. The 2 other bedrooms are bright and airy opening to the back balcony, both with built in wardrobes and ceiling fans. The main bathroom is also on this

3

2

2

**For Sale**  
INVITING OFFERS

**View**  
[ljhooker.com.au/1DUDH31](http://ljhooker.com.au/1DUDH31)

**Contact**  
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level with a separate shower, separate bath and with a separate toilet.

The open plan living and dining flow out to the private north facing courtyard which offers a lovely place to entertain family and friends. The modern spacious kitchen has Caesarstone bench tops, a moveable island bench, good storage, stainless steel appliances and dishwasher.

Complete this outstanding packaging with a single lock up garage plus room for another car off street, internal laundry and powder room and you have the makings of a great home or investment.

The location on offer is second to none, situated in the heart of Annerley it simply doesn't get any more convenient than this. Located within walking distance to the bus, train, Annerley Woolworths, Fairfield Gardens Shopping Centre with both Coles & Aldi, cafes, and restaurants; a bike ride across the Green Bridge connecting you directly to UQ and with very easy access to the hospitals, Yeronga State School, Yeronga High School, private schools, and within 4km to the CBD.

Stand out features of 21 Tamworth St, Annerley at a glance:

- Freehold - No Body Corporate Fees, no adjoining walls, no shared driveway
- Position on 204 sqm land, on its own title
- Ducted air conditioning + ceiling fans throughout
- Modern spacious kitchen has Caesarstone bench tops, a moveable island bench, good storage, stainless steel appliances and dishwasher.
- Great sized entertaining courtyard at the back
- A lovely porch & gardens to the front
- Three good sized bedrooms all with built-in wardrobes & access to a balcony
- Main bedroom with built-in wardrobe, ensuite, study nook & private balcony
- Main bathroom with separate shower & bath
- Separate toilet sits beside the main bathroom.
- Powder room on lower level
- Single lock up garage with further off-street parking for a 2nd car
- Walk to bus, train, shops (including Fairfield Gardens & Annerley Woolworths) & Yeronga State School
- Easy access to the Green Bridge connecting to the UQ, Major Universities, Hospitals & Private Schools
- Only 4km to the CBD

Call Jane Elvin or Joey Elvin to discuss this outstanding opportunity further.



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## More About this Property

<b>Property ID</b>	1DUDH31
<b>Property Type</b>	House
<b>Land Area</b>	204 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes DUCTED AIR CON ENSUITE BATH COURTYARD STUDY POWDER ROOM CEILING FANS FREEHOLD

**Jane Elvin 0408 344 417**

Principal - Sales & Marketing Consultant | [j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

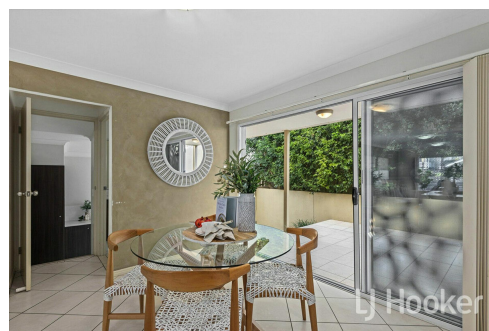
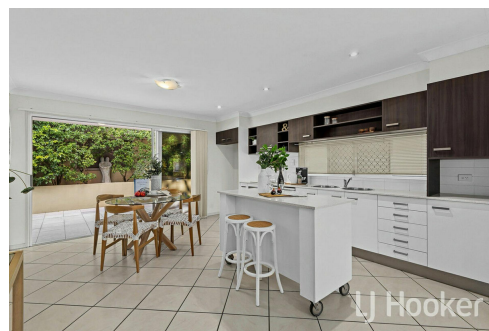
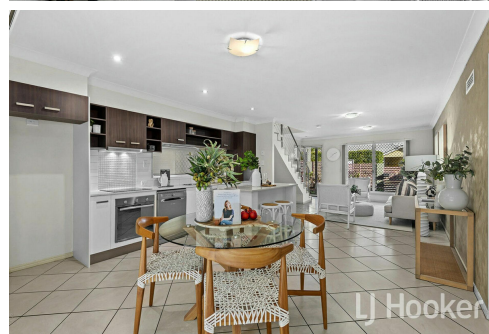
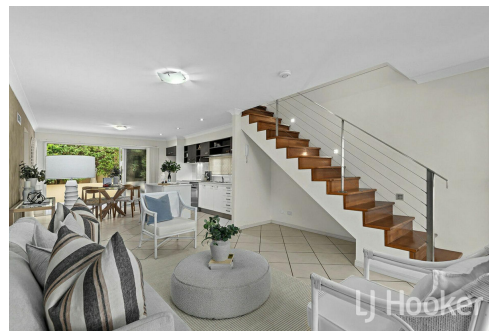
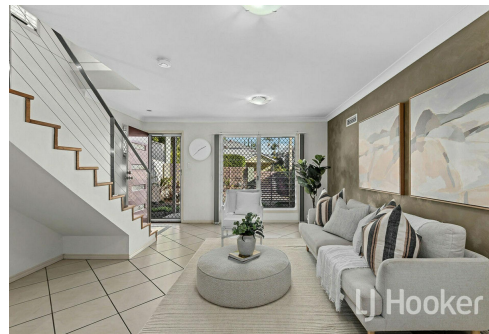
**Josephine Elvin 0457 000 897**

Property Manager & New Business Manager | Sales Associate to Jane Elvin | [joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

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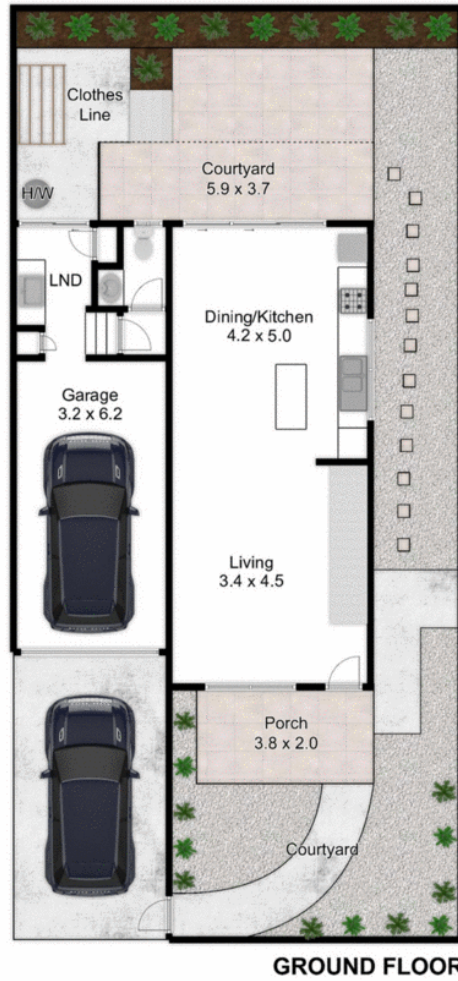
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21 Tamworth Street, Annerley

Internal 133m<sup>2</sup> | External 40m<sup>2</sup> | Total 173m<sup>2</sup>

3 Bed 2 Bath 2 Car

**LJ Hooker**

**FAST FOCUS** | Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

**LJ Hooker**

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