

Annerley, 34 Louis Street

SOLD BY JANE ELVIN

Located within the highly sought after Brisbane South State Secondary College Catchment and close to every convenience imaginable, 34 Louis St will appeal to owner occupiers and investors alike. Originally run as flats with LMR Zoning for 2-3 storey, the options available are endless. Families will love the space offered, with the two levels of living; dual living families could add a kitchen downstairs; or subject to council approval developers might explore the development potential on the 810sqm block (2 lots).

Ascend the staircase onto the front porch and through the front door. Greeted by a beautiful arch hallway, high ceilings, VJ walls, wooden floorboards & sash windows, oozing character, and warmth. The layout offers a relaxed feel - flowing seamlessly from the welcoming porch down the entrance hall to the living areas and through French doors to the covered back deck. The backyard is private and spacious with plenty of room for the trampoline and fur babies to run.

5

3

4

For Sale

OFFERS OVER \$1,649,000

View

ljhooker.com.au/1EEKH31

Contact

Jane Elvin

0408 344 417

j.elvin@ljhookerproperty.com.au

Josephine Elvin

0457 000 897

joey.elvin@ljhookerproperty.com.au



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The kitchen connects to the deck via French doors & you could replace the windows with a pass-through window for that perfect indoor-outdoor flow when entertaining. With plenty of storage and bench space, the tidy kitchen has gas cooktop, oversized oven, dishwasher, and a breakfast bench. The living room is framed by a stunning arch, which creates the separation to the dining room. The upper level has 3 of the 5 bedrooms. The main bedroom is located to the back of the home with an updated ensuite with a black & white theme, a wall of wardrobes, air-conditioning, and a bay window. The other two bedrooms are oversized with built-in wardrobes and air-conditioning, serviced by the updated, stylish main bathroom.

Downstairs, there are two good sized bedrooms. The back bedroom has a built-in wardrobe and an ensuite with a shower over bath. Between the two bedrooms is an oversized living room with room to add a kitchenette in if needed. The hallway offers good space for study desks and connects through to the backyard.

There is a double carport, plus a concrete slab to the left that would fit another two cars off street, or the perfect space for the caravan or work vehicles. The fenced yard offers plenty of space to extend or enjoy the space.

Ideally positioned for lifestyle and work, this home is not only ideal for owner occupiers but would make a smart investment for the future being within walking distance to the train station, bus, Buranda Shopping Centre, PA & Mater Hospital; just a bike ride across the Green Bridge connecting you to the University of Queensland. This home is in the catchment for the Brisbane South State Secondary College, Junction Park State School and within easy reach of Private Schools & QUT. Located within 3km to the CBD.

Notable features of 34 Louis St Annerley at a glance:

- 810sqm block, LMR zoning on 2 lots
- Character home with beautiful arch hallway, high ceilings, VJ walls, wooden floorboards & sash windows
- North facing orientation
- Tidy kitchen with plenty of storage and bench space, gas cooktop, oversized oven, dishwasher, and a breakfast bench
- Large, covered entertainment deck overlooking the spacious yard
- Five bedrooms - three upstairs and two downstairs
- Main bedroom with an updated ensuite with a black & white theme, a wall of wardrobes, air-conditioning, and a bay window.
- Two other bedrooms on upper level are oversized with built-in wardrobes and air-conditioning
- Main bedroom has been renovated with a lovely black & white floor tile
- Two bedrooms on the lower level, one is ensuited with a shower over bath
- 2nd living room on the lower level
- Double car port + off street parking on concrete slab for a further 2 cars or the caravan
- Within the highly sought-after Brisbane South State Secondary College & Junction Park State School Catchments
- Moments to train, bus, shopping centres, hospitals, schools
- Just a bike ride over the Green Bridge connecting you to the University of Queensland
- Only 3km to the CBD



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

More About this Property

Property ID	1EEKH31
Property Type	House
Land Area	810 m ²
Including	Air Conditioning Deck Dishwasher Floorboards Built-in-Robes

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

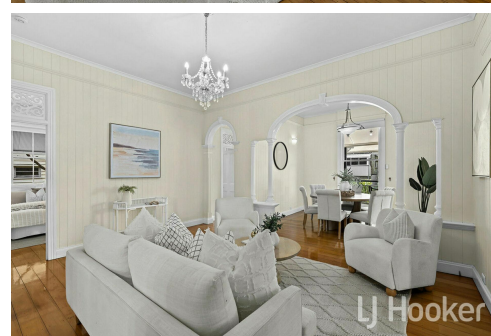
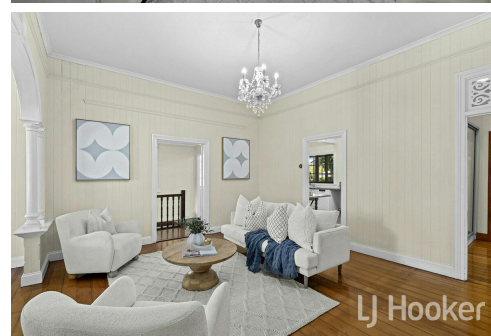
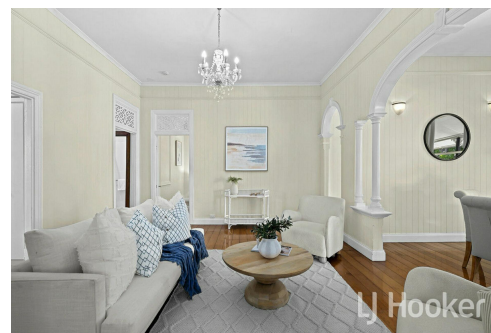
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

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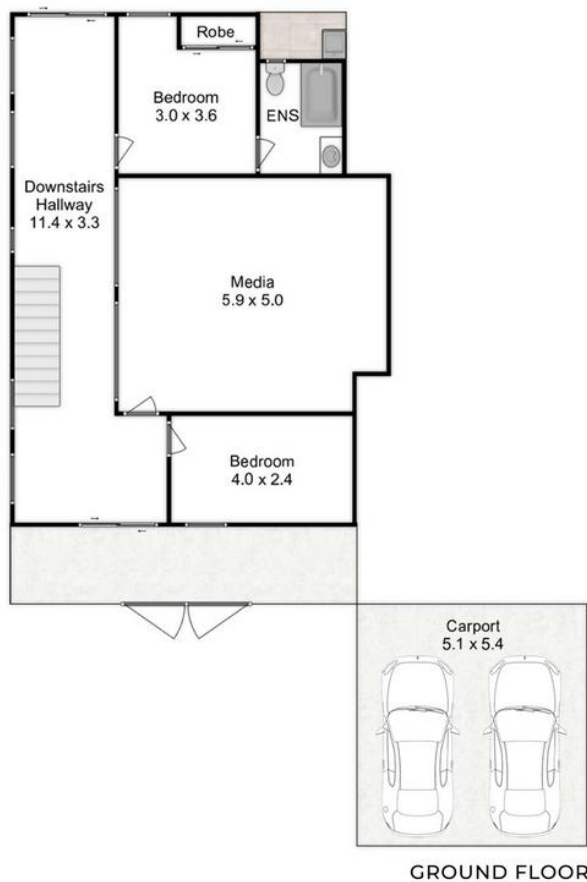
443 Ipswich Road, ANNERLEY QLD 4103

annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



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34 Louis Street, Annerley



Internal 240m² | External 94m² | Total 334m²

5 Bed 3 Bath 2 Car

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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