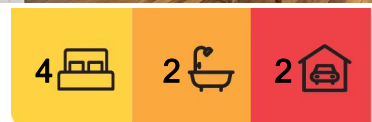


Annerley, 45 Brisbane Street

IMMACULATE, CHARACTER HOME IN THE BSSSC

45 Brisbane Street offers an extensively updated and maintained character home, with meticulous attention to detail and craftsmanship. Located within the highly sought after Brisbane South State Secondary College Catchment and close to every convenience imaginable, this outstanding home is sure to appeal to owner occupiers and investors alike.

Enter via the picket fence and ascend the staircase onto the front porch and through the front door. Greeted by a beautiful arch hallway, stunning pressed metal ceilings, high ceilings, VJ walls, brush box wooden floorboards & casement windows, oozing character, and warmth, this home will be love at first sight for many. The layout offers a relaxed feel - flowing seamlessly from the welcoming porch down the entrance hall to the living areas and through bi-fold doors to the covered back deck. Families will love the indoor-outdoor living for ease of lifestyle. The backyard is private and always in view from the deck and kitchen so you can watch the kids play, but also creating the perfect place to entertain and



For Sale
INVITING OFFERS

View
ljhooker.com.au/1E05H31

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relax.

The kitchen creates the heart of the home, with recycled hardwood countertops, a Highlander gas cooktop, Miele dishwasher, and plenty of storage space, connecting through an oversized pass-through window to the deck. Beside the kitchen sits the good-sized dining room with room for the oversized dining table & sideboard. The living room has had the recent addition of a built-in TV wall with great storage and opens to the front porch via French doors. There are two bedrooms with built-ins on this level along with a renovated bathroom with separate bath, shower, and separate toilet with hand basin.

Downstairs, there are two more bedrooms; one connecting through French Doors to the courtyard area at the front. There is a separate kitchenette, and combined bathroom/laundry, perfect for dual living or to rent out and create that extra income if needed. Families might choose to remove the kitchenette and create a separate study. At the rear of the carport there's also a workshop and another large lock up storage area which could be used to extend this level or utilised as it was created as a workshop and storage. You can park a 2nd car in the driveway, secured by the remote gate entry. There are 2 laundries if you did decide to run separate levels.

Complete this outstanding opportunity with solar panels, solar hot water, water tank, split system air-conditioning throughout, ceiling fans, fully fenced yard & remote gate entry to the driveway.

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 Dutton Park train station, Buranda Bus station, 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 and within easy reach of Private Schools & QUT. Located within 3km to the CBD.

Notable features of 45 Brisbane St Annerley at a glance:

- Fully-fenced and low maintenance 425 sqm block
- North facing enjoying the beautiful natural breezes
- Early 1900's Queenslander with traditional features throughout such as pressed metal ceilings, VJ's, archways, brush box timber floors & casement windows
- Modernised kitchen with recycled hardwood countertops a Highlander gas cooktop and Miele dishwasher - connecting to the back deck via a passthrough window
- Large, covered entertainment deck overlooking the established gardens & private backyard
- Four bedrooms - two upstairs and two downstairs
- Kitchenette on the lower level
- Renovated main bathroom with separate bath, shower & separate toilet.
- 2nd bathroom on the lower level with a combined laundry
- Energy efficient home with solar panels, 5000l water tank, solar hot water system
- Single car port + off street parking and separate workshop
- 2nd laundry behind the workshop
- Within the highly sought-after Brisbane South State Secondary College Catchment
- Moments to train, bus, shopping centres, hospitals, schools
- Just a bike ride over the Green Bridge connecting you to the University of Queensland



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- Only 3km to the CBD

Call Jane Elvin Or Nick Morrison to discuss this outstanding opportunity further.

More About this Property

Property ID	1E05H31
Property Type	House
Land Area	425 m ²
Including	Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Solar Panels Grey Water System Water Tank

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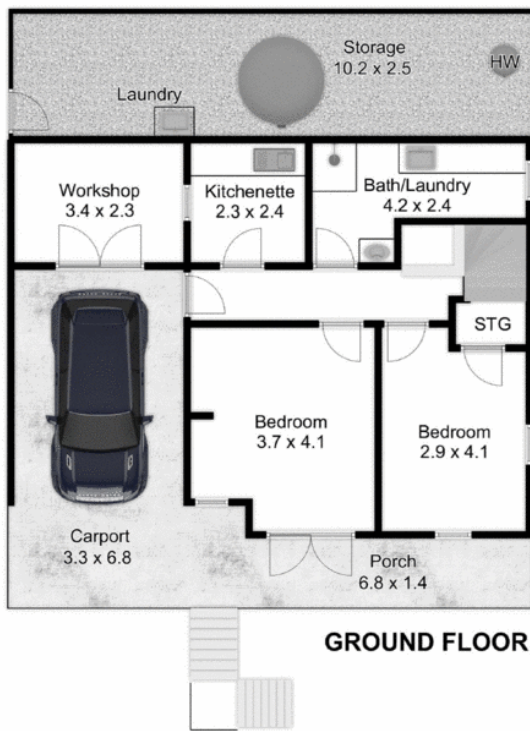
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45 Brisbane Street, Annerley

Internal 152m² | External 96m² | Total 248m²

4 Bed

2 Bath

1 Car

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

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