



## Annerley, 45 Cracknell Road

### STATELY CALIFORNIAN BUNGALOW

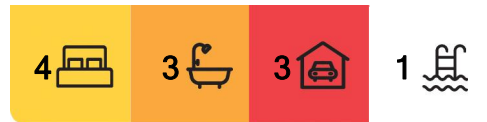
Sitting proudly on a city fringe 1,010sqm block this stately, single level 1920's Californian Bungalow has stood the test of time and represents all the charm and subtle elegance of her era, while providing comfortable modern living.

From the moment you enter the front gate you realise you are walking into a home that is quite special. The manicured hedges precede a home that is full of character and warmth. The front facade features a dormer window, shingles, exposed brickwork, leadlight windows, and chimney preparing you for what lies within. Step onto the north facing front porch, the perfect vantage point to watch the world go by, into the spacious interior full of original character elements. Greet your guests in the formal sitting room, adorned with silky oak panelling, ornate ceilings, and leadlight windows.

Meander through to the dining room, framed by silky oak with double doors opening to the front porch. The modernised kitchen is full of character with a 6-burner gas freestanding



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**For Sale**  
FOR SALE BY NEGOTIATION

**View**  
Sat 4th May @ 12:15PM - 12:45PM

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oven, integrated dishwasher, preparation bench, ample storage, with room for a table to enjoy breakfast or smoko. The oversized lounge room features a fireplace and gorgeous sash windows, creating the perfect family space and hub of the home. The home has an open plan feel, while still enjoying the comfort of the character home design with silky oak French doors to each room that can be closed for privacy or opened for flow.

Down the hall 4 good sized bedrooms are on offer, the main bedroom is located to the back of the home with two walls of built-in wardrobes, an elegant ensuite and air-conditioning. A formal study sits between the lounge and bedroom two and would also make a separate playroom for the kids if needed. The main bathroom features a striking black and white theme with separate bath and an oversized shower. There is third living room to the back of the home, ideal for either a rumpus room or office, connecting to the back entertainment deck via double doors.

For those who love to entertain and relax you will love the large covered back deck overlooking the inground swimming pool. The manicured hedge creates a private and elegant backyard for families to enjoy. There is a third bathroom with shower and toilet conveniently located near the pool.

Complete this outstanding package with a fully fenced yard, remote gate entry, rare triple garaging, spacious internal laundry, and split system air-conditioning. With all the living on one level 45 Cracknell Rd will appeal to upsizers and downsizers alike.

Annerley offers inner city living at its finest, with a real sense of community. Ideally located offering easy access to the hospitals, universities, an array of private schools, Junction Park Primary School, QLD Tennis Centre & shops; just a bike ride to the Green Bridge connecting you to UQ; walking distance to Mary Immaculate Catholic Primary School, Our Lady's College, cafes, restaurants & the bus; a 10-minute walk to Yeronga Primary & High Schools, tennis courts, parks, Yeronga pool and train. Annerley offers an outstanding lifestyle only 5km to the CBD & perfectly positioned to tap into the activity around the upcoming Games.

Outstanding features of 45 Cracknell Rd, Annerley:

- City Fringe 1,010sqm block
- 1920's single level, Californian Bungalow
- Beautiful original character features including timber floors throughout sash windows, lead lights, French doors, high ornate ceilings, dormer window, shingles & silky oak panelling
- Formal sitting room at the entry
- Living room with fireplace & room for the piano
- Dining room with great wall space for the sideboard & artwork
- Modernised kitchen is full of character with a 6-burner gas freestanding oven, integrated dishwasher, preparation bench, ample storage, with room for a table to enjoy breakfast or smoko.
- 4 good sized bathrooms plus a formal study or playroom
- Main bedroom is located to the back of the home with two walls of built-in cupboards, an elegant ensuite and air-conditioning
- Main bathroom features a striking black and white theme with separate bath and an oversized shower



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- Large, covered entertainment deck
- Inground swimming pool
- Shower & toilet for use with the pool area
- Internal, modern laundry
- Triple car lock up garage
- Remote gate entry
- Easy access to the hospitals, universities, an array of private schools, Junction Park Primary, QLD Tennis Centre & shops
- Just a bike ride to the Green Bridge connecting you to UQ.
- Walking distance to Mary Immaculate Catholic Primary School, Our Lady's College & the bus
- 10-minute walk to Yeronga Primary & High Schools, tennis courts, Yeronga pool, parks, and train
- Annerley offers an outstanding lifestyle only 5km to the CBD & perfectly positioned to tap into the activity around the upcoming Games.

45 Cracknell Road is more than just a house, it is a home, and this is your opportunity to create your family's future.

## More About this Property

<b>Property ID</b>	1BC2H31
<b>Property Type</b>	House
<b>Land Area</b>	1010 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Pool Fire Place Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage AIR CON FENCED POOL ENSUITE GAS COOKING TIMBER FLOORS STUDY RUMPUS LIVING ROOM DISHWASHER

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## 45 Cracknell Road, Annerley

Internal 250m<sup>2</sup> | External 50m<sup>2</sup> | Total 300m<sup>2</sup>

4 Bed

3 Bath

3 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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