



## Annerley, 71 Cavan Street

### A FOREVER HOME ON A COMMANDING 810 SQM BLOCK

Standing proud and occupying a commanding position on an elevated 810sqm block, 71 Cavan St is one of those lifetime purchases that as your family grows you won't outgrow. The moment you walk through the front gate you are welcomed by the charm and character of yesteryear. The manicured gardens precede a home that has been well maintained and loved, home to the current owners for the past 28 years. Adorned with the character features we have come to love of Queenslanders with honey coloured timber floorboards, high ceilings, VJ walls, archways & casement windows; blending effortlessly with the modern conveniences we expect today.

Ascend the front staircase onto the north facing veranda capturing city views, into the heart of the home. The formal dining area leads you to the living room, open plan with an archway creating separate spaces. The modernised kitchen has been designed with family in mind, timber veneer feature cabinetry, island bench with waterfall edge, 5 burner



**Disclaimer:** 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.

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**For Sale**  
INVITING INTEREST ABOVE \$2,295,000

**View**  
By Appointment

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gas cooktop, dishwasher, appliance cupboard, Caesarstone bench tops and pass-through window connecting through to the deck. The oversized back deck with room for outdoor dining and sitting is surrounded by greenspace creating the perfect indoor-outdoor flow, ideal for entertainment or relaxing.

The upper level has three of the 5 bedrooms where young families can enjoy that closeness with everyone on the same level. The air-conditioned main bedroom has a beautiful bay window framed by stained glass windows, ensuite and walk in robe. Beside the main bedroom is large walk in storage room which could be incorporated into the bedroom layout for a larger walk-in robe if needed. Down the hall and privately positioned away from the main bedroom, two further bedrooms are located, both oversized with built-in wardrobes & room for study desks. The main bathroom is across the hall with a corner shower over bath and separate toilet.

Descend the internal stairs to the lower level offering that much sought after independence and separation as the kids' become teenagers. This level would also be ideal for dual living and a work from home space. There are two bedrooms on this level, both with built-in wardrobes and ceiling fans and two oversized living rooms with sliding doors to close space off if needed. The modern bathroom that services this level has a large shower that is easy to access. With the added bonus of a kitchenette with dishwasher, microwave, sink & storage ideal for the home office or for dual living. This level has plenty of space to add a pool table either inside or outside on the patio, protected by the upper deck.

There is plenty of room for the extra cars and toys with room for 3 cars under cover - single lock up garage & tandem carport. The tandem carport has good clearance for a caravan, camper trailer or boat if needed. Beside the carport is a, large, lock up workshop. For those who would like to add a pool there is great side access to the backyard.

Situated only 5km to the CBD, it simply doesn't get any more convenient than this. Within the Wellers Hill State School and Yeronga State High School Catchment; only metres to the city bus, parks, restaurants, and Cafe's including Cafe O-Mai, Red Lotus & Billy Kart; minutes to Woolworths, train, hospitals, universities.

Surrounded by prestigious homes, in one of the area's most desirable pockets bordering Tarragindi, this home offers a rare opportunity to purchase a character home sprawling over a large, elevated, north facing 810sqm block.

Notable features of 71 Cavan St, Annerley:

- Fully fenced, north facing, 810sqm block
- Elevated with city views
- Timber floorboards, high ceilings, VJ walls, archways & casement windows; blending effortlessly with the modern conveniences we expect today.
- 5 oversized bedrooms - 3 on the upper level, 2 on the lower level
- 3 bathrooms, 2 on the upper level - including ensuite to the main bedroom & 1 on the lower level
- Modernised kitchen with timber veneer feature cabinetry, island bench with waterfall edge, 5 burner gas cooktop, dishwasher, appliance cupboard, Caesarstone bench tops and pass-through window connecting through to the deck.
- Multiple living spaces including two living areas on the lower level



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- Large back deck with room for outdoor dining and living
- North facing veranda capturing city views
- Kitchenette on the lower level with dishwasher, microwave, sink & storage
- Opportunity for dual living & work from home
- Room for 3 cars under cover - single lock up garage & tandem carport with good clearance for a caravan or boat
- Separate workshop with extra storage
- Easy access to the backyard to add a pool
- Situated only 5km to the CBD
- Within the Wellers Hill State School and Yeronga State High School Catchment
- Only metres to the city bus, parks, restaurants, and Cafe's including Cafe O-Mai, Red Lotus & Billy Kart
- Minutes to Woolworths, train, hospitals, universities.

To discuss this outstanding opportunity further please call Jane Elvin or Joey Elvin or we look forward to meeting you at one of our open homes.

## More About this Property

<b>Property ID</b>	1EM1H31
<b>Property Type</b>	House
<b>Land Area</b>	810 m2
<b>Including</b>	Ensuite Study Air Conditioning Deck Dishwasher Floorboards Fully Fenced

### Jane Elvin 0408 344 417

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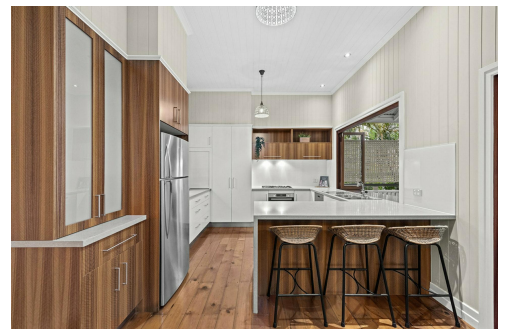
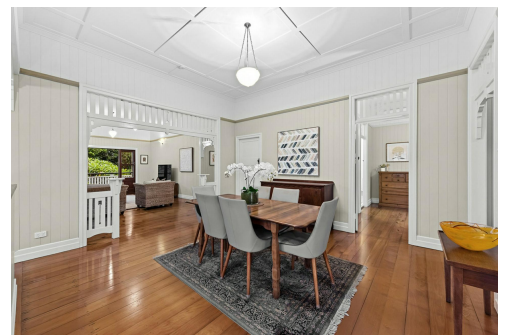
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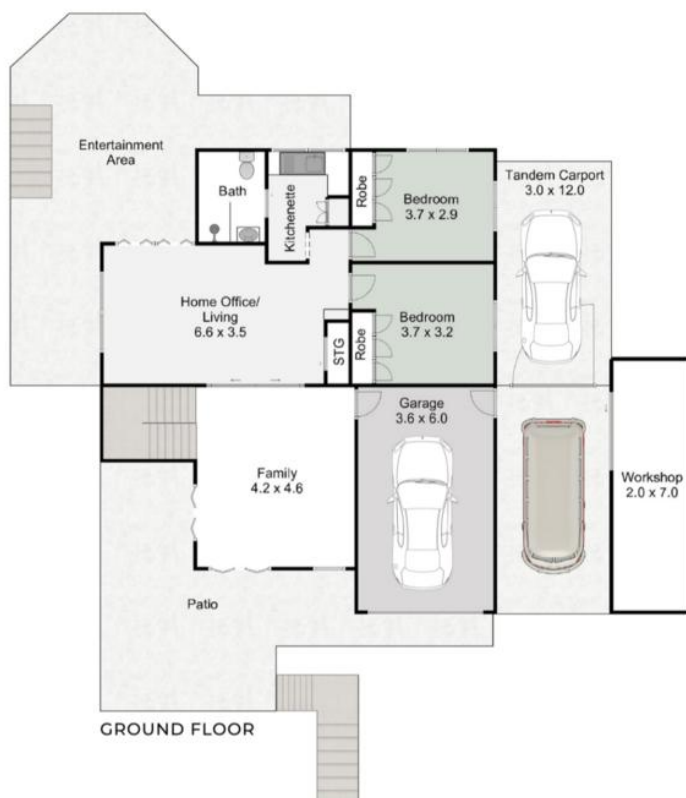
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*Jane Elvin  
Property*

## 71 Cavan Street, Annerley

Internal 262m<sup>2</sup> | External 126m<sup>2</sup> | Carport 36m<sup>2</sup> | Total 424m<sup>2</sup>

5 Bed

3 Bath

3 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