

Annerley, 8 Lothian Street

SOLD BY JANE ELVIN

8 Lothian St, Annerley is the perfect home for an owner occupier or an ideal investment close to every convenience imaginable.

Enter the home via into the formal entry, which makes a great mudroom, or sitting room and ascend the internal stairs into the heart of the home. The kitchen is tidy with gas cooktop and good storage but could be easily updated if needed. Beside the kitchen sits the dining room, which connects through to the front balcony via sliding doors creating easy indoor-outdoor living, perfect for entertaining. The lounge room sits to the front of the home with room for the oversized furniture or you could incorporate a study nook along the top of the stairs.

Down the hall you will find 3 good-sized bedrooms. The main bedroom has built-



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SOLD

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For Sale

Please Call

View

ljhooker.com.au/1AQAH31

Contact

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in wardrobes. The bathroom has a separate shower, bath, and toilet. The oversized laundry sits to the back of the home and could easily incorporate a 2nd fridge or extra storage. The laundry connects directly to the backyard and clothesline.

The real bonus of the home is the lower level, connected via internal stairs, with a door in the entry so that you can keep this level private if needed. A great sized office is on this level and for some would create the perfect home office. At the back is a workshop which could convert to a rumpus room or add a kitchenette to utilise this level. There is a 2nd toilet. The large, tandem garage also opens opportunities, build in the back for another room, or enjoy the 2-car garage.

The location on offer is second to none, situated in the heart of Annerley and only 4km to the CBD. It simply doesn't get any more convenient than this. Only metres to the bus, Woolworths, cafes, speciality shops, gym, Junction Park Primary, Junction Hotel; a bike ride to the Green Bridge connecting to UQ; easy access to PA Hospital, Mater Hospital, QUT (jump on the train), private schools, M3 Motorway both north & southbound, Clem Jones tunnel connecting to the airport; and the perfect location for the upcoming Games.

Features of 8 Lothian St, Annerley at-a-glance:

- 405sqm block
- Brick & tile, easy maintenance home
- 3 good sized bedrooms + a large office on the lower level creating the perfect work from home opportunity
- Main bedroom is air-conditioned, all bedrooms have ceiling fans.
- Bathroom with separate shower, bath & toilet
- 2nd toilet on the lower level
- Tidy kitchen with gas cooktop & good storage
- Dining area sits beside the kitchen and connects to the front balcony via sliding doors.
- Spacious, air-conditioned lounge with room for a study nook if needed.
- Workshop that could be converted to a rumpus or add a kitchenette.
- Solar Panels
- Water Tank
- Located within walking distance to bus, Woolworths, cafes, shops, gym, Junction State Primary, Junction Hotel
- Easy access to PA Hospital, Mater Hospital, QUT (jump on the train), M3 Motorway both north & southbound, Clem Jones tunnel connecting to the airport.
- Perfect location for the upcoming Games.
- Only 4km to the CBD

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



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More About this Property

Property ID	1AQAH31
Property Type	House
Land Area	405 m ²
Including	Study Air Conditioning Toilets (2) Balcony Workshop Built-in-Robes Solar Panels AIR CON CEILING FANS OFFICE WORKSHOP WATER TANK GAS COOKING BALCONY SOLAR

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant |

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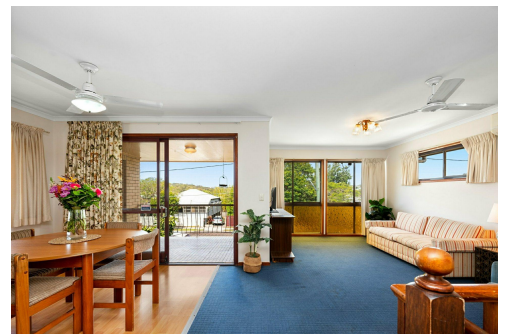
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable.
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internal 171sqm
external 16sqm
total 187sqm



8 LOTHIAN STREET

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