







1/60 Villa Street, Annerley

BOUTIQUE FREESTANDING TOWNHOUSE

Prepare to be impressed by this beautifully presented freestanding freshly painted three-bedroom boutique townhome, perfectly positioned on the prized north-east corner at the front of the complex.

Filled with natural light, the spacious open-plan living and dining area is complemented by air conditioning and flows seamlessly to a private entertainer's courtyard-ideal for relaxing or hosting family and friends. The modern kitchen is well-appointed with quality appliances, ample storage and generous bench space.

Upstairs, you'll find three spacious bedrooms, all featuring brand-new carpet. The oversized primary suite boasts two built-in robes, a private balcony and a stylish ensuite, while the remaining bedrooms are serviced by a well-appointed family bathroom.

Offering an abundance of natural light, privacy and a highly desirable position, this boutique townhome presents an exceptional opportunity for families, professionals and investors alike.

Additional features include:

- Generous light filled open plan living with airconditioning

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.

3 2 1

FOR SALE
OFFERS

AGENTS
Richard Mirosch
0414 512 776
richard.mirosch@ljhooker.com.au

AGENCY
LJ Hooker Stafford
(07) 3357 1888

LJ Hooker

- Large private courtyard, perfect for entertaining
- Modern kitchen with modern appliances including dishwasher
- Master bedroom with ensuite, 2 robes and private balcony
- Spacious 2nd and 3rd bedroom with built-ins and ceiling fans
- Tiled living down and new carpet up
- Ceiling fans and split system airconditioning
- Blinds and security screens
- Remote lockup garage
- Lovely quiet leafy street adjoining parkland
- Pet friendly location
- Built in 2006
- Body corporate $4000 per annum approximately
- Vacant and ready to move into now !!





Annerley is perfectly positioned to offer the very best of living in Brisbane's inner south at only 6.5km to the CBD. Positioned close to everything.....

- Short walk to the newly upgraded Fairfield Train Station
- Easy access up to Ipswich Road for the main bus route directly in and out of the CBD or UQ.
- Minutes from the PA hospital as well as Greenslopes Private or the Mater
- Close proximity to Woolworths Annerley or Fairfield Gardens Shopping Centre
- Easy access North or South bound via the M3 and Tunnel Network
- Walking distance to cafe's, parks and recreational facilities



Vacant now and ready for an astute buyer to move straight in. The owners instruction are clear.....SELL !! You had better be quick, so call now before it's too late !



MORE DETAILS

Property ID	1F5YF4N
Property Type	Townhouse
House Size	131 m2
Including	Toilets (2)
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced



Richard Mirosch 0414 512 776
Executive Sales Agent | richard.mirosch@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au

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.



GROUND FLOOR



FIRST FLOOR

1/60 Villa St, Annerley

N

FLOOR AREA SIZES

Internal	110.6m²
External	26.1m²
Garage/Storage	21.2m²
TOTAL	**157.9m²**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au

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.

LJ Hooker