



## Annerley, 2/43 Bower Street

SOLD BY JANE ELVIN

Outgoings:

Body Corp Fees: \$1031.62/qtr

Sinking Fund Balance: \$10,322.39

This freestanding three-bedroom townhouse at 2/43 Bower St is located at the front of boutique complex of only 4 with no adjoining walls. Designed with inner city living in mind, offering a seamless flow for relaxed indoor/outdoor living while at the same time being close to every convenience imaginable.

Visitors can enter the property via your own private entry from the street, into the front, covered courtyard perfect for entertainment. Step inside the home to be greeted by a spacious, air-conditioned, open plan, tiled lounge, and dining. The kitchen offers good storage, full sized pantry, dishwasher, gas cooktop and stainless appliances. You could add an island bench if needed or enjoy the eat in style kitchen. The laundry is located on



**For Sale**  
INVITING OFFERS

**View**  
[ljhooker.com.au/1DXMH31](http://ljhooker.com.au/1DXMH31)

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this level, along with a powder room.

Ascend the stairs to 3 good sized, air-conditioned bedrooms. The main bedroom is located to the front of the layout, complete with an ensuite and built-in wardrobes. The main bathroom with oversized shower services the other two bedrooms. All bedrooms have ceiling fans, air-conditioners, and built-in wardrobes.

The location on offer here is second to none, situated in the heart of Annerley it simply doesn't get any more convenient than this. Just 4kms to Brisbane CBD, metres to the bus stop, Woolworths, speciality shops, parks; walk to Junction Park Primary, Junction Hotel, cafes, restaurants; easy access to Yeronga State Primary and High Schools, Buranda Shopping Centre, the Green Bridge connecting to UQ, hospitals, and private schools this location is in high demand.

STAND OUT features of 2/43 Bower St Annerley:

- Boutique complex of only 4 townhouses
- Situated at the front with no adjoining walls & direct street access.
- Seamless indoor/outdoor living & entertainment
- Spacious, air-conditioned living and dining.
- Kitchen offers good storage, full sized pantry, dishwasher, gas cooktop and stainless appliances.
- Large, covered entertainment space
- 3 good sized bedrooms, all air-conditioned with ceiling fans & built-in wardrobes
- 2 full bathrooms including ensuite to the main bedroom, plus powder room on the lower level
- Oversized single, remote garage with room for storage & internal access
- Internal laundry with sliding doors out to the clothesline
- Walk to bus, train, shops (including Annerley Woolworths)
- Easy access to the Green Bridge, universities, hospitals & well-regarded private schools
- Only 4km to the CBD.
- Tenancy in place until January 2025

Call Jane Elvin or Nick Morrisson to discuss this opportunity further



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## More About this Property

<b>Property ID</b>	1DXMH31
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

**Jane Elvin 0408 344 417**

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**Nick Morrison 0492 902 115**

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**GROUND FLOOR**



**FIRST FLOOR**

2/43 Bower Street, Annerley

Internal 122m<sup>2</sup> | External 19m<sup>2</sup> | Total 141m<sup>2</sup>

3 Bed 2 Bath 1 Car



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



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