



## Annerley, 3/56 Real Street

### CONVENIENT TOWNHOUSE LIVING

Outgoings:

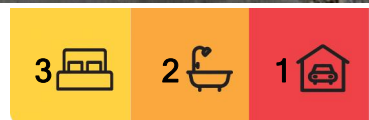
Body Corp Fees: \$623.33/quarter

Council Rates: \$506.70/quarter

Sinking Fund Balance: \$41,888.49

3/56 Real St sits in the back corner of a boutique complex of 6 and 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.

Step inside the home to be greeted by a spacious, air-conditioned, open plan, tiled lounge, and dining. The kitchen offers ample storage, double door pantry, dishwasher, cooktop, and oven. The laundry is located on this level behind the kitchen in its own room. There is also a powder room and remote-control garage.



**For Sale**  
INVITING OFFERS

**View**  
By Appointment

**Contact**  
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**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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Salisbury  
(07) 3848 7369**

Ascend the stairs to 3 good sized bedrooms, all enjoying ducted air-conditioning. The main bedroom is complete with an ensuite and built-in wardrobe. The main bathroom with shower over bath services the other two bedrooms.

Entertain in style with a paved courtyard and a covered area for the outdoor dining, offering an inviting space to relax and entertain. The gardens are easy maintenance, with plenty of opportunity to make this space your own.

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.

Features of 3/56 Real Street at a glance:

- Boutique complex of only 6 townhouses
- Indoor/outdoor living & entertainment
- Ducted air-conditioning throughout (MyAir system with 3 zones upstairs and 1 downstairs - recently replaced with a 5 year warranty)
- Spacious, tiled living and dining.
- Kitchen offers ample storage, double door pantry, dishwasher, cooktop & oven
- Paved, entertainment courtyard
- 3 good sized bedrooms, all air-conditioned with built-in wardrobes
- Main bedroom with ensuite
- Main bathroom with shower over bath
- Powder room on the lower level
- Single remote garage with room for storage & internal access
- Internal laundry
- 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

Contact Joey Elvin or Jane Elvin to discuss this property further.



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## More About this Property

Property ID	1EU4H31
Property Type	Townhouse
Including	Ducted Cooling Ducted Heating Courtyard Built-in-Robes Fully Fenced Remote Garage

### Jane Elvin 0408 344 417

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### Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | [joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

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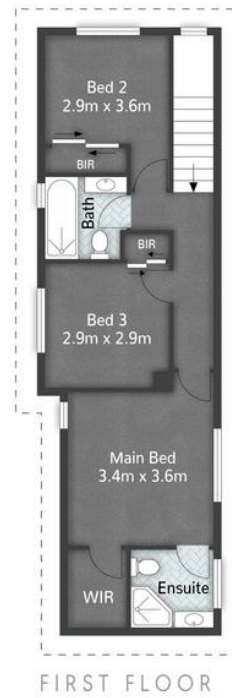
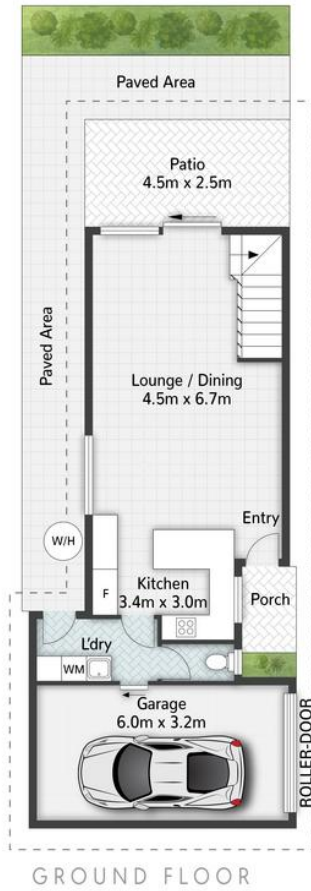
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Ground Floor: 66m<sup>2</sup>  
 First Floor: 53m<sup>2</sup>  
 External: 50m<sup>2</sup>  
 Total: 169m<sup>2</sup>



Unit 3/56 Real Street **ANNERLEY**

3 Beds | 2 Baths | 1 Car | 169m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
 Plans are shown for marketing purposes only.