

## Yeronga, 21/21 Yeronga Street

SOLD BY JANE ELVIN & JESS TUDMAN

21/21 Yeronga St, Yeronga is all about easy living with all the conveniences at your fingertips! Located within walking distance to the train, bus, shops and cafes, yet set back from the hustle and bustle in the sought-after pocket of Yeronga and flood free.

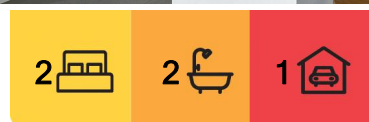
This property is a part of a secure complex of 27 units, with lift and stair access to your unit, secure intercom entryway and ample visitor parking available.

As you enter the property you'll be impressed by the open plan layout, high ceilings and the floor to ceiling glass doors leading out to the balcony all taking advantage of the natural light & breezes, whilst creating the ideal indoor/outdoor living.

The luxury kitchen overlooks the combined dining/living area and features sleek stone bench tops & splash back, double sink and Bosch stainless steel appliances including a dishwasher.



**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.



**For Sale**  
OFFERS OVER \$669,000

**View**  
[ljhooker.com.au/1DW5H31](https://ljhooker.com.au/1DW5H31)

**Contact**  
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**LJ Hooker Annerley | Yeronga | Salisbury**  
**(07) 3848 7369**

Both bedrooms are well separated, with mirrored built-in wardrobes. The main bedroom is air-conditioned with an ensuite and opens onto the balcony, while the second bedroom is a good size with a ceiling fan and serviced by a full-size bathroom with a shower over bath. Both bathrooms are beautifully finished with floor to ceiling tiles, chrome tapware and double shower head showers. The internal laundry is very handy.

Complete this package with a dedicated car space with an over bonnet storage cage, in a remote lock up garage.

Conveniently located within 7km to the CBD. A walk down the road to Yeronga Village Shops and the Yeronga RSL and also to Subway, Domino's, ASA and a lovely bakery. The bus and train are also within walking distance, and it's just a bike ride to Fairfield Gardens Shopping Centre, the Qld Tennis Centre or the Green Bridge connecting you to the University of QLD.

Ideal for the first home buyer wanting to get out of the rental cycle; a great investment close to every convenience; or ideal for family with children attending University, they can jump on a train, a bus or a bike to get to University or work.

Outstanding features of 21/21 Yeronga St, Yeronga:

- Air-conditioned open planned living and dining
- Covered balcony, capturing lovely breezes
- Modern kitchen with stone benchtops & splashback and stainless Bosch appliances
- Two good sized rooms with BIRs and fans
- Main with ensuite, a/c and balcony access
- Both bathrooms have floor to ceilings tiles, chrome tapware & double shower heads. Main bathroom with shower over bath.
- Internal laundry
- Lock up car space & over bonnet storage
- Secure complex with lift & intercom access
- Walk to the train, bus, shops, Yeronga swimming pool and Yeronga Village
- Easy access to Major Hospitals, Major Universities, QLD Tennis Centre, shopping centre and the Green Bridge connecting to UQ
- Only 7km to the CBD

Outgoings for 21/21 Yeronga St, Yeronga

- Council Rates - \$480.95 /qtr
- Body Corporate Fees - \$1,210.34/qtr
- Sinking Fund Balance - \$146,989.27

Contact Jess Tudman to discuss this great opportunity further



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## More About this Property

<b>Property ID</b>	1DW5H31
<b>Property Type</b>	Apartment
<b>Including</b>	Ensuite Air Conditioning Intercom Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

**Jane Elvin 0408 344 417**

Principal - Sales & Marketing Consultant | [j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

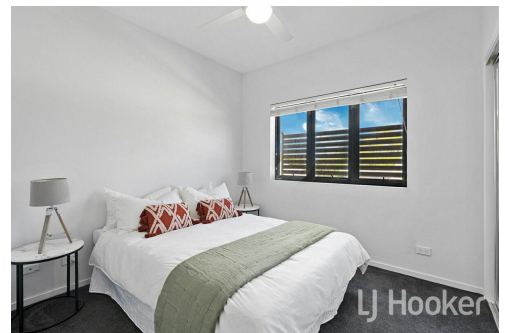
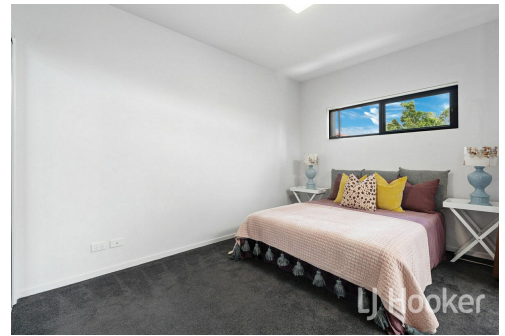
**Josephine Elvin 0457 000 897**

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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