



Yeronga, 44 Rhyndarra Street

SOLD BY JANE ELVIN

44 Rhyndarra Street, Yeronga has been designed with family, relaxation, and lifestyle in mind. Located high and dry, in one of the best pockets of Yeronga, families will love the location within walking distance to St Sebastian's Primary School, cafes and with a city glimpse.

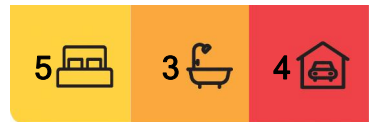
The tidy kitchen is well positioned overlooking the entertainment spaces and yard complete with oversized oven, dishwasher, breakfast bar and space for both the fridge and freezer, plenty of scope to update and extend if needed.

The lower level also has a large bedroom and a full-sized bathroom; adding to the convenience this floor plan offers families at all different stages. This room could also make the perfect home office set up if needed.

Upstairs, there are 4 generously sized bedrooms, 3 with built in wardrobes and the main



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 \$1,699,000

View
ljhooker.com.au/1BDYH31

Contact
Jane Elvin
0408 344 417
j.elvin@ljhookerproperty.com.au
Josephine Elvin
0457 000 897
joey.elvin@ljhookerproperty.com.au

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(07) 3848 7369**

bedroom having a walk-in wardrobe and ensuite. There is also a full living room at the back which could also be converted to another bedroom if needed and a lovely elevated covered deck capturing the beautiful breezes and city glimpses through the palm trees. This level also has another full-sized bathroom with shower over the bath.

Complete this outstanding packaging with secure and very rare accommodation for 4 cars (perfect for growing families) or space for the caravan / trailer or boat. The backyard offers the best views with a great view through to the city and perhaps the perfect vantage point for the fireworks! Move in and enjoy everything on offer or upgrade the home to your own personal needs, whichever is the case, 44 Rhyndarra St offers affordable family living of a size often sought after but rarely found in Yeronga.

Close to every convenience imaginable, walk to the Yeronga Village Shops, Club Yeronga, Hyde Rd dog park, St Sebastian's Primary School, Yeronga State School, Hyde Rd Kindy, bus, and train; a bike ride to the Green Bridge connecting you to the University of QLD and Tennyson Centre; and with easy access to hospitals, universities, Fairfield Gardens shopping centre with both Coles and Aldi and within 5km to the CBD. All the conveniences at your fingertips, but quietly located away from the hustle and bustle in the beautiful Yeronga pocket....it doesn't get much better!

Outstanding features of 44 Rhyndarra Street Yeronga

- Fully fenced 607sqm block of land
- 5 bedrooms - 4 on the upper level and 1 on the lower level
- Main bedroom with walk in wardrobe and ensuite
- 3 bathrooms including an ensuite to the main bedroom
- Open plan living/dining/kitchen
- Living areas on both levels
- Large family kitchen with breakfast bar, dishwasher & great storage
- Large covered outdoor entertainment space flowing from the living area
- Deck on the upper level
- Secure garaging for 4 cars
- Split system air-conditioning
- Great backyard + garden shed
- Fully fenced
- Spacious laundry
- Walk to local coffee shops, St Sebastian's Primary School, Yeronga State School, Yeronga Village Shops, parks, Hyde Rd dog park, train & bus
- Bike ride to the Green Bridge connecting you to the University of QLD
- Easy access to Hospitals, Universities, QLD Tennis Centre & Prestige Private Schools
- Only 5km to the CBD.

There is also the opportunity to purchase 42 Rhyndarra St Yeronga, tidy post war home with a pool on a 607sqm block. The perfect investment next door, or property for the kids.

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



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More About this Property

Property ID	1BDYH31
Property Type	House
Land Area	607 m ²
Including	Ensuite Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage AIR CON ENSUITE WALK-IN ROBE BATH FENCED GAS COOKING DISHWASHER RUMPUS DECK HOME OFFICE

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

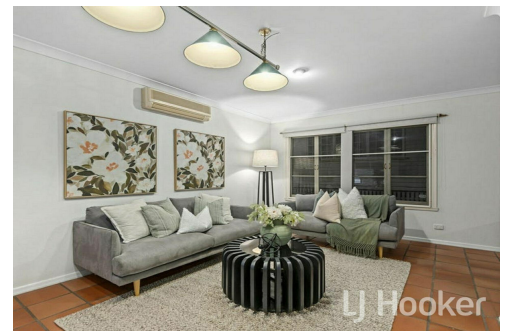
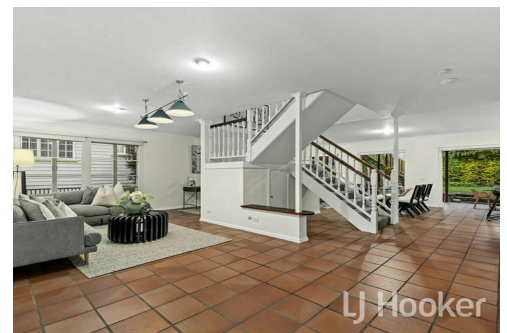
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

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443 Ipswich Road, ANNERLEY QLD 4103

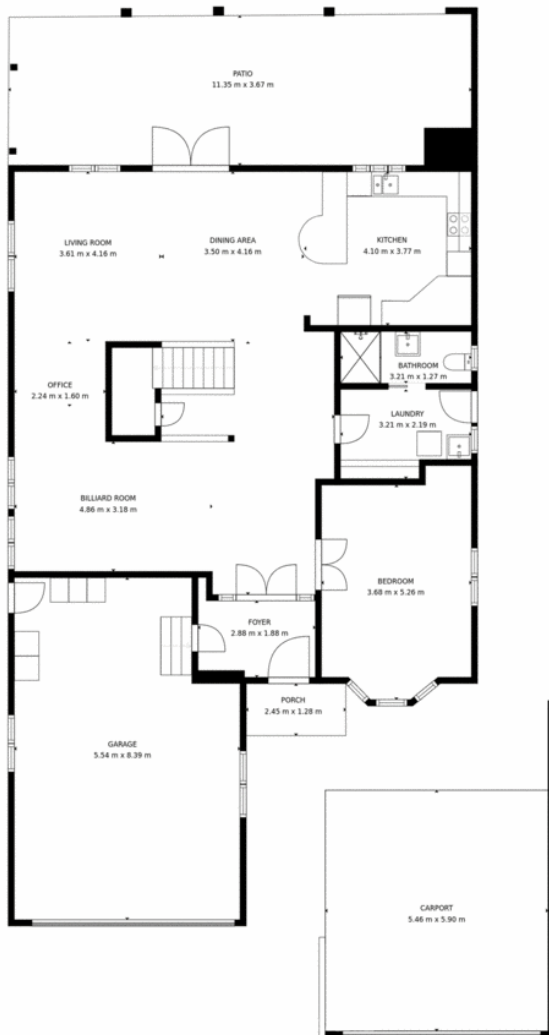
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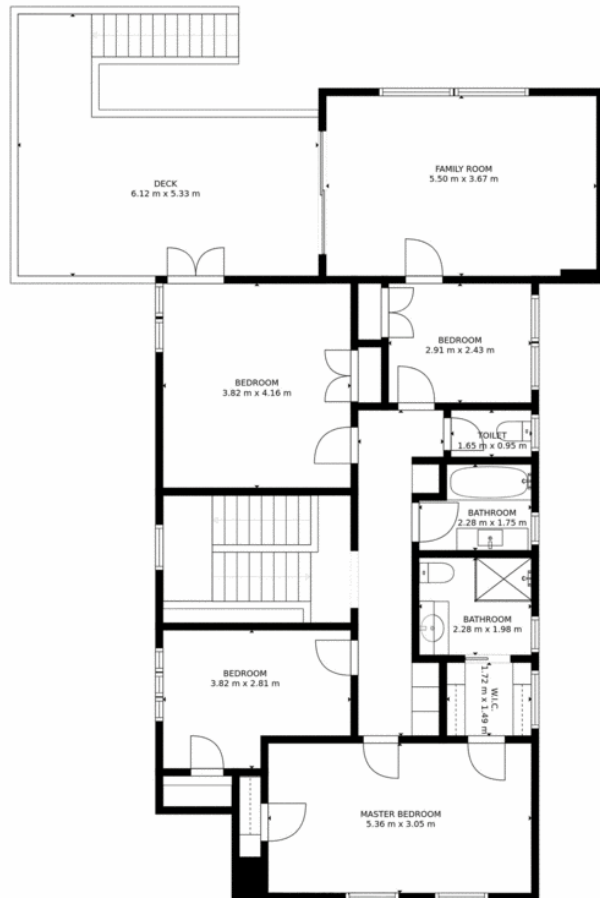
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FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 128 m², FLOOR 2: 111 m²
 EXCLUDED AREAS: , PATIO: 42 m²
 PORCH: 3 m², GARAGE: 43 m²
 DECK: 23 m²
TOTAL: 239 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

Agent: Jane Elvin
Phone: 0408 344 417