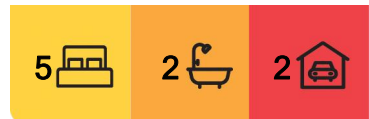




Yeronga, 94 Rome Street South

INNER CITY PARADISE



For Sale
INVITING OFFERS OVER \$1,795,000

View
Sat 17th May @ 10:45AM - 11:15AM

Contact
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Situated down a private lane, on an expansive 1,065sqm block, the north-east orientated home is the perfect blend of inner city living within your own private oasis. Located in arguably one of the best locations Yeronga has to offer, it's hard to believe you are so close to the city with a lovely green backdrop and beautiful established gardens

The flexible layout offers a range of living options, suitable for families & couples alike. Downsizers will appreciate being able to enter the home on ground level with the main bedroom, kitchen and living spaces on this level. Families will love the space this expansive home offers, offering the independence for the kids as they grow.

With five bedrooms on offer (option of a 6th if needed), two on the upper level, 3 (or 4) on the lower level. The air-conditioned, main bedroom is positioned to the front of the home with a walk-in robe and ensuite. Across the hall sits the 2nd bedroom, perfect for families if you have young children and would like to be on the same level. Down the hall there is a



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separate study, ideal for work from home, oversized living room & kitchen.

The modernised kitchen encourages the family lifestyle with breakfast bench, stainless appliances, dishwasher, large pantry, ample storage & preparation benches; positioned beside the dining area with room for the oversized dining table & sideboard, connecting effortlessly via sliding doors to the back deck. The large, back deck offers room for both the outdoor dining and lounge, overlooking the beautiful, established gardens. Whether you are entertaining or relaxing, I can see this area being one of the most favoured in the home, surrounded by greenery everywhere you look with some glimpses to the river.

Descend the internal stairs to the "kids" wing, they won't ever want to leave home as there is so much space on offer. Three oversized bedrooms all have built-in wardrobes, there is a 4th room that could easily be used as a bedroom, or another study or hobby room (or cellar). This level also has a TV room with built-in cabinetry and the main bathroom with separate bath, shower, and a separate toilet with vanity. A second deck runs off the living area on this level, another entertainment space that connects via steps to the back yard. Whether you are an avid gardener, or have energetic children or pets, the yard and gardens are sure to impress, creating your own private oasis.

Complete this outstanding package with a large laundry, walk-in linen cupboard, powder room, solar panels & double carport, all you need to do is move in & enjoy everything this home has to offer.

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 a bike ride to the Tennyson Centre & Yeerongpilly Green Shopping Centre; with easy access to the 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!

Features of 94 Rome St South at a glance:

- North-east orientated home on 1,065sqm lot
- Two level home, with ground level entry to the main level of the home
- 5 bedrooms - 2 on the upper level, 3 on the lower level - 6 bedrooms if needed
- The main bedroom is air-conditioned with a walk-in robe & ensuite
- Powder room on the upper level.
- Modern kitchen with a breakfast bar, Caesarstone benchtops, gas cook top, dishwasher, large pantry & feature strip lighting
- Large living room on the upper level, along with a separate study
- 2nd living room with built-in cabinetry on the lower level, perfect for the teenager's retreat
- Covered deck runs across the back of the home with a 2nd deck on the lower level
- Large laundry with a walk-in linen cupboard
- Split system air-conditioning + ceiling fans
- Solar Panels
- Located in the heart of Yeronga and close to all amenities.
- Walk to local coffee shops, St Sebastian's Primary School, Yeronga State Schools, Yeronga Village Shops, parks, Hyde Rd dog park, train & bus



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- Bike ride to both the Tennyson Centre & the Green Bridge connecting you to the University of QLD
- Easy access to hospitals, universities, QLD Tennis Centre & Private Schools
- Only 5km to the CBD.
- Yeronga offers an outstanding lifestyle only 5km to the CBD & perfectly positioned to tap into the activity around the upcoming Games.

94 Rome St South is more than just a house, it is a home, and this is your opportunity to secure your family's future in the tightly held Yeronga pocket.

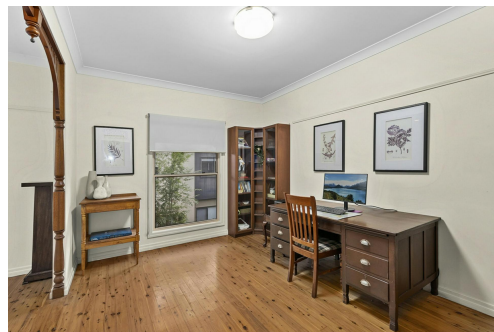
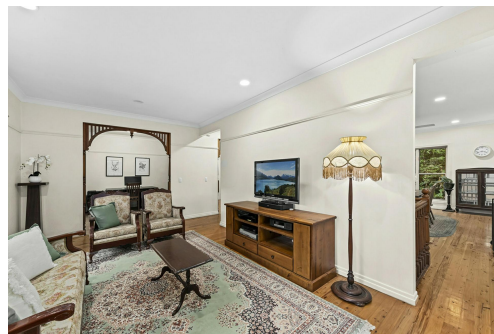
Contact Jane Elvin or Joey Elvin to discuss further, or we look forward to meeting you at an open home.

More About this Property

Property ID	1EQ6H31
Property Type	House
Land Area	1065 m2
Including	Ensuite Study Air Conditioning Deck Dishwasher Floorboards Built-in-Robes Solar Panels

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*Jane Elvin
Property*

94 Rome Street S
YERONGA

6 Bed
2 Bath
2 Car

Internal : 246m²

External : 56m²

Carport : 42m²

Total Area : 344m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

