

Yeronga, 44 Wilton Terrace

SOLD BY NICK BOWEN

44 Wilton Terrace in Yeronga is an opportunity often sought and rarely found; a Freehold property with no Body Corporate, in a flood-free position on a wide, tree-lined street set privately at the back of a small complex of only four properties with an East-facing, foliage filled courtyard gaining sunlight from the North.

The lower level is neutral and open plan, with a low maintenance tiled floor opening via tri-concertina glass and security sliding doors to a covered dining entertainment area and low maintenance courtyard with garden beds, and a water tank and clothes-line tucked around the corner. Downstairs there is also a powder room next to a remote-controlled garage, which houses the internal laundry that gains direct access out to the clothes-line, too.

The kitchen layout works well in the space provided with plenty of bench space and overhead cupboards, a built-in microwave space, stainless appliances including a dishwasher, and an undermount sink.



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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For Sale
Please Call

View
ljhooker.com.au/1B6ZH31

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

With an unusual four bedrooms, number 44 is a spacious alternative to a house; all of the bedrooms are also of fantastic size, so no one has to compromise. All bedrooms have built-in robes and ducted air-conditioning, the main with an ensuite and the second with a balcony overlooking the courtyard.

Key features at a glance:

- Freehold: no body corporate fees
- Small block of only 4
- Zoned, ducted air-conditioning throughout
- Open plan living, tri-concertina sliding doors to courtyard
- Grassed and gardens in backyard; East Facing
- Water tank
- Car space next to remote lock up garage
- Internal laundry with direct access out to clothesline

Wilton Terrace is position perfection; a brief walk to ASA Yeronga for your morning coffee, Yeronga Bakery for a sandwich or Club Yeronga RSL for a beer, or jump on a train or bus nearby and scoot into the CBD and be there within minutes. Yeronga State School and St Sebastians are each an approximate 11 minute walk or the University of Queensland a manageable walk or ride via the Green Bridge within 4km. With Woolworths Annerley, Coles and Aldi at Fairfield Gardens or the new Woolworths at Yeerongpilly Green all immediately nearby, this property is convenience rich!

Currently vacant with no tenancies in place, 44 Wilton Terrace in Yeronga makes an impressive alternative to a low maintenance house, whether you're downsizing but wishing for space, or upsizing without the need to spend on a house and land. While the home is neat and tidy, there is potential for enhancement to update carpet upstairs and better some window coverings to add-value and modernise the property further.

Don't miss the rare opportunity of four bedrooms, freehold in a flood-free location in a block of only four – contact Nick Bowen today to arrange your own private inspection, or attend an advertised open home time.



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More About this Property

Property ID	1B6ZH31
Property Type	Townhouse
Land Area	214 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

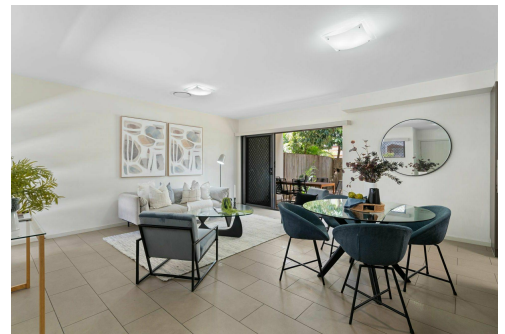
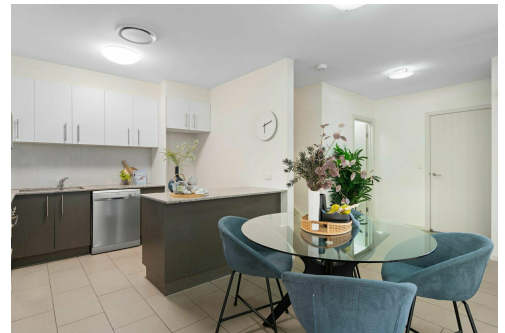
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44 Wilton Terrace YERONGA

4 Beds | 2 Baths | 1 Carport | 168m²

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

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