



## Yeronga, 1/45 Wilton Terrace

SOLD BY THE JANE ELVIN TEAM

Outgoings:

Body Corp Fees: \$1,092/quarter

Sinking Fund Balance: \$23,687.27

Council Rates: \$404.75/quarter

Perfectly positioned for lifestyle and work, 1/45 Wilton Tce presents a rare opportunity to secure a luxury, tri-level townhouse within the beautiful, riverside pocket of Yeronga. Located within a complex of only 10 townhouses with a range of different layouts, this townhouse is positioned at the back with one of the best layouts, offering the option of creating a 4th bedroom.

More like a house than a townhouse, the large open plan living on the lower-level flows through to a generous, covered entertainment space and courtyard, connecting via large sliding doors to create the perfect indoor-outdoor flow. The kitchen is a chefs delight with



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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**SOLD**

3

2

2

**For Sale**  
INVITING OFFERS

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[ljhooker.com.au/1EMSH31](https://ljhooker.com.au/1EMSH31)

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De'Longhi appliances, gas cooktop, stone benchtops, integrated dishwasher, island bench and Butler's pantry with a full wall of storage. The spacious living room has room for the oversized lounge, with built-in cabinetry for the TV. The dining room sits beside the kitchen and the outdoor area, perfect for family living and dinner parties.

Ascend the staircase to the two of the three, oversized bedrooms. This level creates the perfect family wing, with a built-in study and the real standout of this layout the 2nd living area. It's rare to find a townhouse offering a 2nd living area, especially the size of this one, the perfect place for the teenagers to retreat to, no need to fight over what to watch on the TV. You could also add a door and create a 4th bedroom if needed. The main bathroom services this level, with floor to ceiling tiles, oversized shower & custom cabinetry, positioned at the end of the hall.

The upper level is more like a retreat, home to the main bedroom with plush carpets, a large walk-in robe and beautiful ensuite. The ensuite features bespoke cabinetry, dual vanity, overhead storage, a separate bathtub & oversized shower. Private & luxurious, like a main bedroom should be.

Complete this outstanding opportunity with a rare, oversized, double lock up garage with room for storage, solar panels, powder room, and ducted air-conditioning throughout. This home is perfect for owner occupiers or investors alike, a rare offering to find a townhouse of this size and quality, built with owner occupiers in mind.

You are so close to every convenience imaginable, walk to Hyde Rd Kindy, St Sebastian's Primary School, Yeronga Village Shops, Club Yeronga, Hyde Rd dog park, cafes, train & bus; a bike ride to the Green Bridge connecting you to the University of Queensland; with easy access to Yeerongpilly Green development, QLD Tennis Centre, hospitals & private schools; 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.

Notable Features of 1/45 Wilton Tce, Yeronga at a glance:

- Stylish, modern townhouses within a complex of 10
- Spacious open plan living and dining with room for the oversized furniture
- Designer kitchen with breakfast bench, De'Longhi appliances, integrated microwave, gas cooktop, stone benchtop & a Butler's pantry with a full wall of storage
- Three, large bedrooms with the option of creating a 4th bedroom - two on the middle level, with the main bedroom on the upper level
- Main bedroom with plush carpets, a large walk-in robe and beautiful ensuite
- Ensuite features bespoke cabinetry, dual vanity, overhead storage, and a separate bathtub & oversized shower. Private & luxurious, like a main bedroom should be.
- 2nd living area on the middle level (4th bedroom potential, just add a door)
- Main bathroom with floor to ceiling tiles, oversized shower & custom cabinetry
- Built-in study
- Double, side by side garage with
- Powder room on the ground floor
- Separate laundry on the ground floor with drying area
- Zoned, ducted air-conditioning
- Solar panels
- Walk to train, bus, shops, dog park, cafes, Hyde Rd Kindy & St Sebastian's Primary



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School

- Bike ride to the Green Bridge & QLD Tennis Centre
- Easy access to hospitals, universities & Private Schools
- Only 5km to the CBD ensuring work and play are never too far away

To discuss this outstanding opportunity further contact Jane Elvin or Nick Morrison, or we look forward to seeing you at one of our open homes.

## More About this Property

Property ID	1EMSH31
Property Type	Townhouse
Including	Ensuite Study Air Conditioning Courtyard Deck Dishwasher Built-in-Robes Solar Panels

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## 1/45 Wilton Terrace, Yeronga



Internal 167m<sup>2</sup> | External 12m<sup>2</sup> | Total 179m<sup>2</sup>

3 Bed

2 Bath

2 Car

**Disclaimer:** This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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