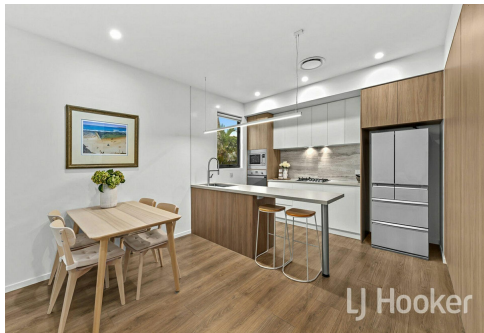




Yeronga, 3/45 Wilton Terrace

SIMPLY "WOW" ON WILTON TCE

Outgoings:

Body Corp Levies- \$884/qtr

BCC Rates: \$506.70/qtr

Sinking Fund Balance:\$ 27,577.66

Perfectly positioned for lifestyle and work, 3/45 Wilton Tce presents an opportunity to secure a luxury, tri-level townhouse within the beautiful 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 a leafy outlook and a grassed backyard, suited to both owner occupiers and investors alike.

The unique layout offers a range of living options - the lower level is an ideal guest's or teenager's bedroom with dedicated bathroom & balcony or would also make the perfect work from home space. Ascend the timber staircase into the heart of the home, greeted by



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3

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For Sale
INVITING OFFERS

View
ljhooker.com.au/1EGHH31

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a beautiful open plan living and dining, oozing style, and functionality. The lounge area has a timber TV wall which blends perfectly with the timber accents. The gourmet kitchen is sure to impress with breakfast bench, De'Longhi appliances, integrated microwave, gas cooktop, stone benchtop and an abundance of storage. The dining area has room to accommodate a 6-seater dining table and connects to the back deck via sliding doors that recess to create a seamless indoor-outdoor flow. The middle level has a bedroom with built-in wardrobes and bathroom with an oversized shower and bespoke cabinetry.

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 and a wet area with bath and walk-in shower.

The standout feature for this property for many will be the double, side by side garage which is hard to find. Complete this outstanding opportunity with solar panels, ducted zoned air-conditioning throughout and intercom entry, creating a home you are proud to come home to.

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 3/45 Wilton Tce 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 and an abundance of storage
- Spacious deck on the middle level, plus a courtyard & grassed backyard
- Three bedrooms, one on each level
- Ground floor bedroom is an ideal guest's or teenager's bedroom with dedicated bathroom & balcony or would also make the perfect work from home space
- Bedroom on the middle floor with built-in wardrobes & bathroom
- Main bedroom on the upper level with plush carpets, a large walk-in robe and beautiful ensuite
- Ensuite features bespoke cabinetry, dual vanity, overhead storage and a wet area with bath and walk-in shower.
- Double, side by side garage with laundry at the back
- Zoned, ducted air-conditioning throughout
- Solar panels
- Walk to train, bus, shops, dog park, cafes, Hyde Rd Kindy & St Sebastian's Primary 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

Please contact Jane Elvin or Nick Morrison to discuss this opportunity further or we hope to see you at one of our open homes.



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More About this Property

Property ID	1EGHH31
Property Type	Townhouse
Including	Ensuite Ducted Cooling Intercom Courtyard Deck Dishwasher Built-in-Robes Solar Panels

Jane Elvin 0408 344 417

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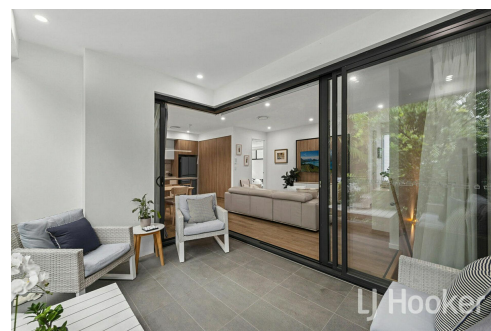
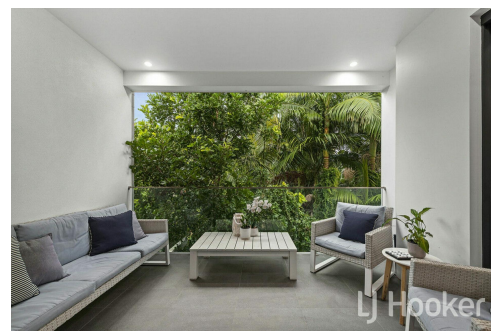
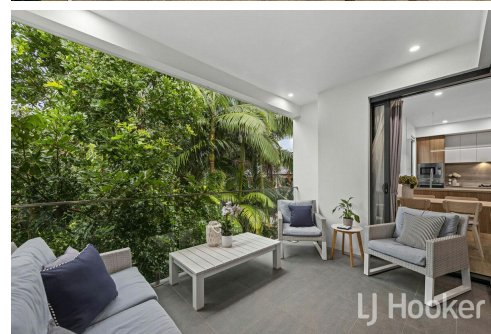
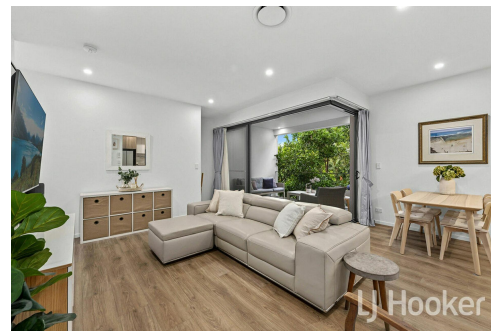
Nick Morrison 0492 902 115

Sales Associate to Jane Elvin | n.morrison@ljhookerproperty.com.au

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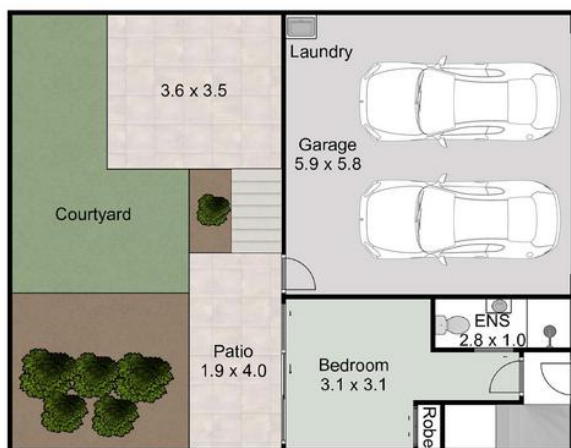
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3/45 Wilton Terrace, Yeronga



Internal 143m² | External 18m² | Total 161m²

3 Bed 3 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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