

## Yeronga, 6/16 Wilton Terrace

SOLD BY JANE ELVIN

Property Information:

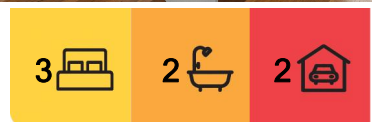
BCC rates: \$506.70/quarter

Body Corporate Fees: \$718.94 / quarter

Sinking Fund Balance: \$62,188.94

Perfectly positioned for lifestyle and work, this large, tri-level townhouse will suit owner occupiers and investors alike. With a north south aspect, you not only capture the natural breezes but also some views of the city skyline.

Located on the lower level is a tandem garage, you could easily add a wall and convert the back into a home office, rumpus or gym if you didn't require garaging for 2 cars. There is a courtyard to the back, ideal for the herb garden. The laundry and outdoor clothesline are also on this level.



**For Sale**  
OFFERS OVER \$899,000

**View**  
[ljhooker.com.au/1E43H31](https://ljhooker.com.au/1E43H31)

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

Ascend the stairs to the hub of the home. The modern kitchen with stone benchtops, breakfast bench, gas cooktop, dishwasher, and ample storage space. The open plan living space enjoys lovely breezes with a balcony at each end - a larger one for entertainment to the front, the second sits beside the kitchen. The timber floorboards compliment the neutral colour pallet. This level also has a built-in study nook and powder room for visitors.

The upper level is home to the 3 spacious bedrooms. The main bedroom has an ensuite, large built-in wardrobe and a private balcony capturing the city skyline. The 2 other bedrooms both with built-in wardrobes and ceiling fans are located down the hall. The main bathroom includes a shower over bath and toilet. There is ducted air-conditioning throughout levels 2 and 3, plus ceiling fans.

This home is not only ideal for owner occupiers but would make a smart investment for the future being within walking distance to the train station, bus, Junction Park Primary, Junction Hotel, Annerley Woolworths, Jett's gym, cafes & restaurants. Moments away from Yeronga State Primary and High Schools, Buranda Shopping Centre and with easy access to the Green Bridge connecting to the University of QLD, Major Universities, Major Hospitals, Elite Private Schools and within 4km to the CBD.

Outstanding features of 6/16 Wilton Tce:

- Tri-level townhouse with a north south aspect
- Open plan living and dining with timber flooring
- Modern kitchen with stone benchtops, breakfast bench, gas cooktop, dishwasher, and ample storage space
- Two entertainment balconies + a courtyard
- Main bedroom with built-in wardrobe, ensuite & private balcony
- Two other bedrooms with built-in wardrobes
- Main bathroom with an oversized shower
- Ducted air-conditioned throughout plus ceiling fans
- Timber floors throughout the living areas and carpeted bedrooms upstairs
- Powder room for visitors
- Tandem garage - you could convert the back garage to a home office, rumpus, or gym
- Walk to train, bus, shops, dog park, cafes, Hyde Rd Kindy, Yeronga State School & St Sebastian's Primary School
- Bike ride to the QLD Tennis Centre & the Green Bridge connecting you to UQ
- Easy access to Hospitals, Universities & Private Schools
- Only 5km to the CBD ensuring work and play are never too far away

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



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## More About this Property

<b>Property ID</b>	1E43H31
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Study Ducted Cooling Courtyard Balcony Dishwasher

### Jane Elvin 0408 344 417

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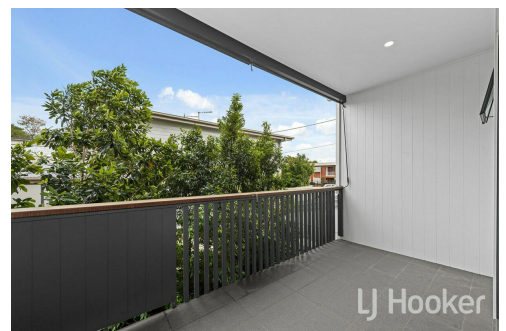
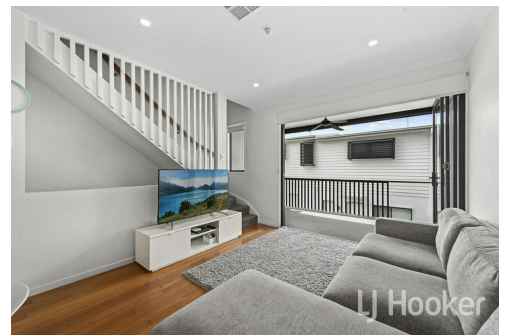
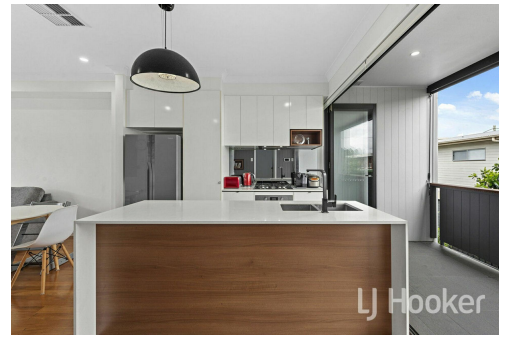
### Josephine Elvin 0457 000 897

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

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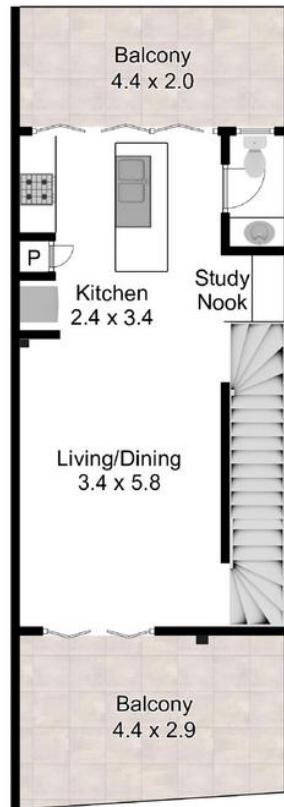
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**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

6/16 Wilton Terrace, Yeronga

Internal 132m<sup>2</sup> | External 30m<sup>2</sup> | Total 162m<sup>2</sup>

3 Bed

2 Bath

2 Car

**LJ Hooker**

**FAST FOCUS** Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

**LJ Hooker**

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