

**23 Avondale Avenue, Annerley, QLD, 4103**



**House For Sale**

Wednesday, 8 January 2025

23 Avondale Avenue, Annerley, QLD, 4103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Elevated Character & Tightly Held Sought After Location

Light and bright living flows through elevated ceilings and contemporary open-plan spaces. The Queensland lifestyle is key with private leafy vistas that open to excellent leafy outdoor living and lush low-maintenance landscaping. This stylish inner city pad combines convenience and sought-after location in Brisbane's prestigious inner city ring.

- Excellent location just 3.5kms from Brisbane CBD plus lovely neighbourhood and neighbours.
- Character accents compliment modern living and space. Breezeways, VJ's, sleep-out and charming entry.
- Your hardy stainless steel kitchen offers plenty of storage and bench space.
- Freshly painted interior accentuates the warm rich colour of handsomely aged wide pine floorboards.
- Large bedrooms with high ceilings and modern lighting.
- Cool breezes and air conditioning compliment the easy Australian lifestyle.
- Fully fenced 407m<sup>2</sup>, fully landscaped, clear of services and elevated at the top of Annerley on quiet tree lined character street.
- Easy to live in, easy to let out and ready to enjoy now.
- Downstairs storage options with massive tidy undercroft, additional w/c and dedicated laundry...future potential are endless.

We invite you to fall in love with this beautiful home...

LOCATION, LOCATION, LOCATION... Amidst an abundance of cafes, restaurants, shopping, lifestyle and convenience, 23 Avondale Avenue shines. A myriad of transport options, leafy parks, enjoy the cultural delights of Brisbane City, Southbank, Woolloongabba just kms from your doorstep + dentist, doctor, post office, shopping, chemist and 10+ different restaurants and cafes within a short stroll. Brisbane's best local and private schooling options are on your doorstep.

Get ready to enjoy inner city living at its best.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For a personal inspection at a time that suits you - call or email Jerri and her team, they would love to hear from you; we look forward to welcoming you through this weeks scheduled open home times. Thank you.