

3/91 Emperor Street, Annerley, QLD, 4103



House For Sale

Thursday, 14 November 2024

3/91 Emperor Street, Annerley, QLD, 4103

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House

Spacious, Well-Maintained Unit in Prime Annerley Location - Walk to Everything!

Leave your car at home! This spacious, well-maintained unit offers the ultimate in convenience and comfort, perfectly situated just moments away from the PA Hospital, Buranda Shopping Centre, and public transport options. With an ideal blend of style and functionality, Unit 3 in this boutique complex is perfect for both homebuyers and investors seeking strong rental yields.

Features:

- 2 Bedrooms, Master bedroom with built-in robe, ensuite, ceiling fan, and double-glazed windows for added comfort
- The second bedroom is spacious, featuring a built-in robe, ceiling fan, and an outdoor balcony, ideal for a home office.
- 2 Bathrooms, Ensuite for the master bedroom & main bathroom with a bathtub for relaxing soaks.
- Modern Kitchen: Well-appointed kitchen with stone benchtops, electric appliances, and space for a breakfast bar.
- Tiled living and dining area with air-conditioning, leading to a versatile enclosed indoor/outdoor space.
- Open-plan living area that extends to a large undercover balcony, perfect for entertaining or relaxing year-round.

Additional Features:

- High 9ft ceilings
- Ceiling fans throughout (3)
- Internal laundry
- Linen closet for extra storage
- Parking & Storage: Secure single car accommodation under the complex
- Additional lockable storage room

Location Highlights:

- 7-minute walk to Buranda Village Shopping Centre & Coco's Fruit Shop
- Only 1km to Princess Alexandra (PA) Hospital
- An 8-minute drive to Brisbane City.
- A quick stroll to the local cafes and restaurants.
- Easy access to Pacific Motorway.

Public Transport:

Located less than 100 meters away are bus routes providing direct services to Brisbane City, Sunnybank, and Garden City. Only 1.1km to both Dutton Park Train Station and Fairfield Train Station

Education:

- School catchment zones include Junction Park State School, Brisbane South State Secondary College, and Yeronga State High.
- Close to Mary Immaculate Primary School, Our Lady's College, and St Sebastian's Primary School

Built in 2013, this top-floor unit is a fantastic low-maintenance investment. It is individually water-metered, has no easements, and is situated in a non-flood zone. Perfect for investors or homebuyers looking to move in.

Currently Tenanted Until 12th January 2024 at \$570 per Week.

Boutique Complex of 9 Units.

Low Body Corporate Fees.

Rental Estimate Available on Request: For further details, please contact Hugh Dao.

Don't miss this fantastic opportunity to secure a well-maintained, easy-care property in the heart of Annerley. Perfectly positioned near hospitals, shopping, and public transport, this unit offers both convenience and a lifestyle of ease.