

1/44 Pitt Street, Annerley, Qld 4103



Sold Townhouse

Thursday, 7 March 2024

1/44 Pitt Street, Annerley, Qld 4103

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 184 m2

Type: Townhouse



Sue Buchanan
0409745480

\$720,000

Positioned at the front of a boutique complex of 8 in a quiet cul-de-sac, this two-storey 184m² townhome affords optimal peace and privacy, overlooking the adjacent park. Located in a tightly held pocket of Annerley known as 'Clifton Hill', this property is the ideal blend of relaxed suburban living and inner-city convenience, easily accessible to transport, schools, shops, hospitals and major arterials. Considered one of Brisbane's most desirable blue-chip suburbs, Annerley is just 4.5km from the bustling CBD, hosting some of the city's most innovative infrastructure. The residence flaunts a contemporary design from the outset, incorporating the air-conditioned living and dining, two ample courtyards, kitchen, powder room and laundry on the first floor. The generous indoor living seamlessly combines with the outdoor, providing well-separated areas to relax and unwind or entertain, serviced by the large kitchen that hosts ample storage and bench space, gas cooktop, oven and dishwasher. The side/rear courtyard has space for a clothesline, garden or vegie patch and gate to the front of the complex. Upstairs incorporates the two spacious bedrooms, both air-conditioned with ceiling fans and mirrored built in wardrobes. The master bedroom features a sizeable ensuite with walk-in shower, while the second bedroom has exclusive use of the main bathroom that includes a shower-over-bath combination. The property also contains ample windows with security screens, under-stairs storage and remote-controlled garage with internal access. The low-maintenance complex offers low body corporate fees, is pet friendly and has four visitor car parks. Positioned opposite Clifton Hill Peace Park, the home not only overlooks the lush two-acres of greenery but affords an added sense of privacy and space to ride your bike, take the dogs for a walk or for children to play. On the opposite side of the park is a local favourite, Billy Kart Kitchen Café and bus stops that will take you directly into the CBD. Neighbouring Yeronga Park, public pool and in the catchment for Yeronga State High and Primary, you are just minutes from the PA, Mater and Greenslopes Hospitals, with easy access to the Clem 7 Tunnel, M1 and M7. Vacant and ready to move into, this home offers great capital growth for investors and a sought-after lifestyle in a quiet parkside setting for owner occupiers. Body Corporate Fees approx. \$3085 per annum- Two-storey townhome in boutique complex of 8 offers peace, privacy & park views- Tightly held pocket of Annerley 'Clifton Hill' combining relaxed suburban living & inner-city convenience - access to transport, schools, shops, hospitals & major arterials- Blue-chip suburb 4.5km from CBD, hosting Brisbane's most innovative infrastructure- Air-conditioned living/dining, two ample courtyards, kitchen, powder room & laundry on first floor- Well-separated generous indoor living seamlessly combines with the outdoor areas Large kitchen hosts ample storage/bench space, gas cooktop, oven & dishwasher- Side/rear courtyard has space for a clothesline, garden or vegie patch & gate to the front of the complex- Upstairs incorporates two spacious bedrooms, both air-conditioned with ceiling fans & mirrored built in wardrobes- Master bedroom features ensuite with walk-in shower & second bedroom has exclusive use of the main bathroom that includes a shower-over-bath combination- Property also contains ample windows with security screens, under-stairs storage & remote-controlled garage with internal access- Complex offers low body corporate fees, pet friendly & four visitor car parks- Positioned opposite Clifton Hill Peace Park affording 2 acres of space to bike ride, take the dogs for a walk or for children to play- Opposite side of the park is a local favourite, Billy Kart Kitchen Café & buses to CBD- Neighbouring Yeronga Park, public pool & catchment for Yeronga State High/Primary- Minutes from PA, Mater & Greenslopes Hospitals, easy access to the Clem 7, M1/M7