

**111 Ferndale Street, Annerley, Qld 4103**

**House For Sale**

Wednesday, 24 April 2024

**111 Ferndale Street, Annerley, Qld 4103**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 498 m2**

**Type: House**



Matthew Karatau

## For Sale

Located less than 6km's from the heart of the Brisbane CBD, 8 minutes drive to four major hospitals, central to accessing three major Universities, the M1 and Clem 7 Tunnel, this location will always be a winning investment. Fronting lovely Ferndale Street with a second driveway out to Collins Street, this flat, North East facing 493 square meter lot with 13.6 meter street frontage offers additional possibilities to design your dream home or investment. Whilst there is no arguing that the house needs some updating, the bones are still great and character features such as three gables, VJ's and ornate ceilings are still on show. There is also the possibility of city glimpses if you were to raise the house. Currently categorised a multiple unit dwelling (2 Flats) by the Brisbane City Council, you have the option to keep and expand the two flats (subject to council approval) or convert back into a single dwelling. With some cosmetic improvements (primarily paint and new carpets) you could achieve a rental income of between \$700 - \$750 per week. This is handy if you need income whilst drawing up plans and waiting on council approvals for renovating. Features include:- 493m<sup>2</sup> North East facing block - Dual street access to Ferndale and Collins Streets- Lovely pocket on the Annerley that borders Tarragindi - Located on a wide street and surrounded by beautiful character homes- Character features such are ornate ceiling, VJ's and three gables- Flat 1: 2 bed, 1 bath with air con in the main bedroom and living area- Flat 2: 1 bed, 1 bath with air con in the bedroom- Categorised as a multiple unit dwelling by the BCC- Potential for city glimpses if raised- Vacant possession- BCC Rates if kept at Multiple Dwelling - \$784.30 per quarter- BCC Rates if reverted back to single dwelling - \$584.24 per quarter Locations wise this property is located within:- 240m to the nearest Bus Stop- 1100m to the nearest Woolworths- 1400m to the nearest Veloway 1 cycleway entry point- 1700m to the nearest M1 on ramp to the city- 2600m walk or ride to University of Qld- 3900m ride to UQ Gardens Point Campus- 6000m ride to Griffith Uni Mount Gravatt Campus- 4.8km as the crow flies to the heart of the Brisbane CBD- 8 mins drive to the Mater, Qld Children's, PA and Greenslopes Hospitals- 8 mins drive to Clem 7 Tunnel entry- 22 mins drive to Brisbane Airports.