

**174 Annerley Road, Dutton Park, Qld 4102**



**Sold House**

Friday, 8 September 2023

174 Annerley Road, Dutton Park, Qld 4102

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 594 m2**

**Type: House**

**\$1,200,000**

Nestled in sought after Dutton Park, this property offers an enviable location just 4 kilometers from the vibrant heart of Brisbane CBD. Boasting a high elevation atop the hill, this home enjoys a flood-free position, providing peace of mind and an incredible perspective over the surrounding area. Adding to its allure, the property is conveniently situated across from the highly sought-after Brisbane South State Secondary College, making it an exceptional opportunity for families seeking quality education. This charming 4-bedroom Queenslander sits on a substantial 594 square meters of land, providing ample space for various possibilities. Inside, the home showcases ornate features, including high ceilings, lead light windows, VJ boards throughout, and beautiful hardwood flooring. The intelligently designed layout places the four bedrooms around a central living and dining area, promoting a sense of privacy and connection. The large kitchen and bathroom cater to the needs of the occupants. This property doesn't just offer a home; it presents an opportunity brimming with potential. The expansive undercover deck at the rear of the home is perfect for outdoor entertaining and captures the lovely aspect. The two-level design reveals a wealth of storage underneath, with the lower level boasting high ceilings. This space could effortlessly be transformed into additional living quarters, a creative workspace, or anything you desire. The double tandem garage, complete with a separate toilet, offers further convenience. With its character-filled design, this Queenslander is ripe for renovation and extension, allowing you to create your dream home in the inner-city. The property's proximity to Brisbane CBD, combined with its distinctive features and vast potential, makes it a rare gem that astute buyers won't want to miss. Seize this chance to secure a slice of Dutton Park's sought-after lifestyle and embark on a journey to transform this property into your forever haven. Contact your selling agent Brock Ward to secure your inspection today.