

**17A Hamlet Street, Annerley, Qld 4103**



**House For Sale**

Wednesday, 29 November 2023

17A Hamlet Street, Annerley, Qld 4103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Liz Cruse

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## For Sale Now - Inviting Offers!

2 bedrooms | 2 guest rooms | 2 levels | 2 bathrooms | 1 lock up remote garage  
Email: [liz.cruse@raywhite.com](mailto:liz.cruse@raywhite.com) for a full information pack. Opportunities abound for the savvy buyer with this fantastic property! Set on a 405sqm allotment in a quiet, wide, sought after Annerley street, this lovely home offers exceptional possibilities for your family and your future. Move in now and enjoy a great Christmas! Built in 1970, this two level brick home is perfect as is, however you may like to extend or update to suit your needs (add a pool for Summer) or utilise the land for a desirable new build. Improve your buying capacity and enjoy two separate living levels - one for each couple or family. There is always an abundance of great tenants looking in this area as it is popular with Southside hospital workers, is an easy commute to the Qld Uni, The Gabba and the Brisbane CBD, making this home an ideal investment. Enjoy the cool breezes from the north facing front veranda and welcoming living room a wonderful spot for entertaining. Boasting living areas on both levels, the light filled upper level offers timber flooring and encompasses a spacious dining room adjoining the stylish kitchen. Two generous bedrooms flow to a rear veranda and are serviced by the family bathroom. The spacious lower level (not quite legal height) offers 2 guest rooms another stylish bathroom and a living area opening to yet another rear veranda. A single remote garage offers direct all weather access. The large yard welcomes you for a ball game and is bordered by greenery. This home is perfect for growing families or those looking for a comfortable dual living space. Conveniently located close to the Clifton Hill precinct and in the Yeronga SS catchment area, the home provides easy access to great cafes, Yeronga Park and pool, shops, and public transport. A great investment in your future! One not to be missed!!