

18 Florence Street, Annerley, Qld 4103

House For Sale

Sunday, 21 April 2024



18 Florence Street, Annerley, Qld 4103

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 647 m2

Type: House



Kath Chown



Jacob Secco
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Offers Over \$1,120,000

Nestled in the tranquillity of one of Annerley's quietest streets, 18 Florence Street offers a serene yet connected lifestyle, seamlessly blending suburban charm with urban convenience. Just moments away from Fairfield Gardens Shopping Centre and Fairfield Station being a mere 4-minute walk, and a bus stop even closer, commuting to the CBD or accessing Brisbane's vibrant offerings is effortless. Additionally, with the Clem 7 tunnel and M3 entrances just a few kilometres away, convenience is truly at your doorstep. This cherished post-war home, lovingly maintained by its owner of 47 years, embodies warmth and decades of family life. It has been a witness to the remarkable growth of the area and served as a haven for the owner, their children and grandchildren. With a room for each family member, including a unique spiral staircase leading down to a bar or rumpus room; space and versatility abound, ensuring everyone's needs are met. Enjoy family meals or entertain guests on the comfortable patio, conveniently located near the ample kitchen. Step into the elevated backyard and be greeted by breathtaking leafy glimpses of Mt Coot-tha, while the beloved cubby has provided joy to generations of children over nearly five decades. Throughout the home, beautiful timber floors await your personal touch, while a sturdy construction offers endless potential. Located on a generous 647sqm of prime, Annerley land, this property presents an opportunity to elevate, renovate, extend, or even build your dream home (STCA). Don't miss your chance to embrace the best of both worlds - a peaceful suburban retreat with unrivalled access to Brisbane's amenities and attractions. 18 Florence Street awaits, ready to welcome you home to a lifetime of cherished memories and endless possibilities.

FEATURES AT A GLANCE:- Four-bedroom home with space for all the family to spread out- Huge kitchen has loads of storage, stainless steel appliances, gas cooktop, heaps of benchtop space for preparing meals, and breakfast bar for two- Large family bathroom with spa bath and shower head, additional shower, large vanity and loads of storage- Three bedrooms have built-ins, and there is ample internal storage in the entryway closet, and storage cupboard at the back door.- Airconditioning in the main living area can service two of the bedrooms as well.- Options to change the floorplan to suit your lifestyle- Separate laundry near the backdoor- Downstairs is an incredibly useful multi-purpose space with built-in bar, room for your pool table, additional lounge room area and access to the carport- Space to park one or two vehicles under the house, and two down the side in the carport area- Single bay garage at the top of the driveway has been used for storage over the years but could make an incredible workshop or home-based business- Electric gates at the front of the property and fully fenced perimeter - perfect for kids or pets!- Beautiful timber floors are ready for you to sand back and repolish to give them another 50 years of life- Solar Panels for low electricity bills, as well as a Solar Hot Water system- Cubby house has been loved by multiple generations and offers an additional area for families to enjoy their individual space

LOCATION, LOCATION, LOCATION! Situated in Annerley, 18 Florence Street is less than 5km to the CBD. Just a few minutes' walk to the Fairfield train station and only a short distance from Ipswich Road and the Clem 7, this property is well connected but is a quiet street, only driven through by neighbours and locals. Walk around the corner to Fairfield Gardens (never drive to the grocery shop again), as well as being a short distance to more cafes and restaurants with South Bank just a 5-minute train ride away. Surrounded by parks, easy access to transport, Major hospitals such as the PA and the QCH, Universities, the QLD Tennis Centre you will be spoiled for choice! In the catchment for the BSSSC and Junction Park State School and within close proximity to many prestigious private schools. This property is historically flood free.

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For a personal inspection time that suits you - call or email Kath, she would love to hear from you!