

2/12 Gustavson Street, Annerley, Qld 4103

Townhouse For Sale

Tuesday, 28 May 2024



2/12 Gustavson Street, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Kath Chown
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Jacob Secco
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Offers Over \$849,000

Welcome to your private inner-city home; a spacious three-bedroom townhouse nestled in the back of a small complex of four. Tucked away on a tranquil side street surrounded by larger homes, this property offers a perfect blend of connectivity and serenity. The downstairs area features low-maintenance tile flooring throughout the open-plan kitchen, dining, and living spaces, seamlessly extending to the outdoor entertaining area. A well-appointed kitchen boasts stainless steel appliances and ample storage and looks out onto your private outdoor entertaining area and garden. Step outside to a grassy courtyard with low-maintenance garden, tiled patio with Cooldeck roofing and retractable blind for added privacy and shade. Inside, you'll find a freshly painted interior and brand-new carpets upstairs. The king-sized master bedroom offers large built-ins, a spacious ensuite, and sliding glass doors leading to a private balcony. Two additional large bedrooms are serviced by the family bathroom complete with bathtub. A full-size laundry is found on the ground level, as well as a convenient powder room, perfect for guests. The remote lock up garage has convenient access to the lounge and kitchen to ensure putting away the groceries is an easy task, and the storage under the stairs gives you options for tucking away the festive decorations, or seasonal sports equipment. With ceiling fans in every room and the outdoor patio, Crimsafe screens on all windows and doors for optimal airflow, and split-system air conditioning throughout, this home ensures comfort and security year-round. Experience the perfect combination of convenience and peaceful living at this well-maintained home in Annerley.

FEATURES AT A GLANCE:

- Situated at the back of the complex for added privacy
- King-sized master bedroom with large built-ins, spacious ensuite, and sliding glass doors leading to a private balcony
- Two additional large bedrooms serviced by the family bathroom with bathtub
- Low-maintenance tile flooring downstairs
- Open-plan kitchen, dining, and living spaces
- Seamless extension to the outdoor entertaining area
- Well-appointed kitchen with stainless steel appliances and ample storage
- Grassy courtyard with low-maintenance garden
- Tiled patio with Cooldeck roofing, ceiling fan, and retractable blind for added privacy and shade
- Freshly painted interior and brand-new carpets upstairs
- Full-size laundry on the ground level
- Convenient powder room for guests
- Remote lock-up garage with convenient access to the lounge and kitchen
- Under-stairs storage for festive decorations or seasonal sports equipment
- Ceiling fans in every room as well as the outdoor patio and split-system air conditioning throughout
- Crimsafe screens on all windows and doors for optimal airflow
- Two guest parking spaces in the complex, and lots of street parking

PERFECT COMBINATION OF CONVENIENCE AND PEACEFUL LIVING IN ANNERLEY

LOCATION, LOCATION, LOCATION! Blue Chip location within 5km to the CBD. Just minutes from the freeway, Ipswich Road and Clem 7 tunnel, this is a premiere area of Annerley with its leafy and quiet location and close proximity to shops, cafes, busway and cycling paths, with picturesque Hanlon Park and Shaftesbury Street Park just a short distance away. Walk to some of Brisbane's best cafes; Snag & Brown, Cafe O Mai, Red Lotus and Billykart Kitchen, as well as being a short distance to more restaurants at the Annerley Junction shopping precinct, Ekibin Place, Fairfield Gardens and Tarragindi Central. In the catchment for Junction Park State School and Yeronga State High School as well as only a short bus ride to the University of Queensland, Griffith University and Queensland University of Technology. The entrance to the South East Freeway, Ipswich Motorway, Clem7 tunnel and Logan Road are each only 4 minutes' drive away. Buses arrive every 10 minutes or less which can take you into the Princess Alexandra Hospital, Woolloongabba, Greenslopes busway, Greenslopes Hospital, South Bank, Brisbane CBD and Fortitude Valley as well as the Active Travel Veloway through Arnwood Place into many of the same locations. Commute to the CBD via bicycle and spend 2 minutes total on shared roads with cars with the rest being on a safe bike path.

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!