

2/4 Rogers Street, West End, Qld 4101

Townhouse For Sale

Thursday, 11 April 2024



2/4 Rogers Street, West End, Qld 4101

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Townhouse



Lindsay Woodland
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Auction on May 4th at 10am

Presenting a rare opportunity to secure a fabulous 1980's two-bedroom, solid brick Townhouse, magnificently located in a peaceful and leafy pocket, yet so close to the vibrancy that West End is famous for. This outstanding property offers two levels of contemporary living with an open-plan living & dining room and kitchen conveniently positioned on the entry level; while the upper level provides two generous bedrooms - the master bedroom with walk-in robe and a private balcony with leafy street-scape outlook; and a superbly updated bathroom with dual wash basins, shower, bath and toilet. A combined guest powder-room/laundry is also located on the lower entry level. The beauty of Townhouse living is that the property features a private, fully fenced front garden, perfect for young children and pets; and a semi-enclosed deck/carport at the rear of the property for off-street parking and ideal for outdoor entertaining. The entire home, upstairs and down, is airconditioned; and both levels have ceiling fans installed throughout, creating perfect climate control all year round. Oak timber flooring is also offered throughout the entire entry level which presents a welcoming, modern and fresh look and feel to the home. This lovingly updated townhouse incorporates a well-designed contemporary kitchen providing ample storage space, high quality stone benchtops, modern European appliances, timber cupboards, and plenty of bench space for meal preparation. Centrally located in the highly sought after inner-city suburb of West End, and just a short stroll to the vibrant Montague Markets and river precinct with walking & cycling tracks, parks and weekend markets; and providing a huge selection of cafes, restaurants, bars, retail & grocery shopping, medical centres, and ready access to public transport - this excellent property has it all! Townhouse living opportunities are hard to find in West End, and this outstanding townhouse at 2/4 Rogers Street is the perfect residence for singles, couples, young families and downsizers alike; and the ideal property if you have young children and own pets. Features include: - Private and secure front yard and garden - ideal for children and pets; - Two spacious bedrooms (master has walk in robe and private balcony); - Excellent open plan living/dining area with oak timber flooring on the entry level; - Contemporary kitchen with European appliances and stone bench-tops; - A modern bathroom with shower & bath, and dual wash-basins, upstairs; - Guest powder-room/toilet and laundry located on the entry level; - Split-system air-conditioning and ceiling fans throughout; - Walking distance to retail shopping, and many dining/cafe/bar options; - Easy access to the Southbank arts/culture and restaurant precinct, and Brisbane CBD; - Low body corporate fees of ~\$620 per quarter; - Located in the popular Brisbane State High and West End State School catchments. Rates: \$1,547 per year Water: ~\$1,250 per year Body Corporate Levy's: ~\$2,480 per year AUCTION: Saturday 4th May 2024 at 10.00am on-site For further information or to arrange an inspection, contact Lindsay Woodland now on 0417 797 559 or lindsay.woodland@metrofn.com.au. Disclaimer: This property is being sold at Auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please note: some images have been digitally enhanced to maintain the privacy of the residents.