

# 2209/135-151 Annerley Road, Dutton Park, Qld 4102

SPACEPROPERTY

## Apartment For Sale

Thursday, 7 December 2023

2209/135-151 Annerley Road, Dutton Park, Qld 4102

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: Apartment



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## For Sale by Negotiation

Overlooking the resort style pool and entertaining area in the Dutton Place complex, this freshly repainted and refloored apartment with large courtyard presents as new. A perfect sanctuary for your inner city summer lifestyle, this wonderful residence has two equal sized generously proportioned bedrooms with bathrooms, separated by a spacious main living area and kitchen. The laundry is off to one side of the entry foyer. Featuring an appealing neutral colour scheme throughout, the tiled entry foyer and open plan kitchen lead into the large living area, with bedrooms to either side. All are freshly laid with stunning warm timber floors. The living area flows out to the large tiled courtyard, ideal for hosting private gatherings to entertain family and friends year round. A rear gate from the courtyard allows direct access to the central pool and resident barbecue area. Both bedrooms have full-length built-in mirrored wardrobes and external windows looking out to the courtyard and landscaped gardens beyond. The master suite is separated from the main living area by a sliding wooden door, allowing extra privacy. Both spacious bathrooms feature vanity, shower and toilet, and continue the aesthetically pleasing neutral palette. Both bedroom entry hallways feature additional large storage or linen cupboards. The kitchen features a large bench/breakfast bar separating it from the living area. An enormous pantry has more than enough space for all of your provisions and appliances. There is an Omega stainless steel dishwasher in place, as well as an oven, stove and rangehood. There is plenty of storage under bench and in cupboards throughout the kitchen as well. The apartment has security screens and airconditioning in all rooms to keep cool in summer and warm in winter. The home has an easily accessible secure dedicated carpark. Simply take the lift up a level to the hallway leading to the apartment entry. The door has a peep hole to see who is arriving. There is plenty of onsite undercover visitor parking. Entry into the building is via a security fob, promoting additional peace of mind. Dutton Place is conveniently located opposite the Boggo Road Innovation Precinct on Annerley Road. This apartment is located towards the rear of the complex, well away from the main road. The buildings are elevated and flood free and enjoy city glimpse views. Public transport is readily available nearby, and South Bank and West End are only a few minutes away. The city is a five-minute car ride, and the South East Freeway is close by too, allowing easy access to the southern suburbs and Gold Coast, or the northern suburbs via the Inner City Bypass. Great schooling is nearby, with Somerville House and St Laurence's College less than a kilometre away at South Brisbane in one direction, and the new Brisbane South State Secondary College at Dutton Park in the other. Walkways and bikeways are easily accessible, as is University of Queensland via the Green Bridge. South Brisbane's tertiary institutions including Griffith University and TAFE are a short bus trip or bike ride away. Apartments are enjoying strong interest currently. A beautifully refreshed one like this will have additional appeal, so do not delay your inspection. We look forward to seeing you at our next open home viewing. Let us know if you have any questions in the meantime.