

**23 Errington Street, Moorooka, Qld 4105**



**House For Sale**

Thursday, 13 June 2024

23 Errington Street, Moorooka, Qld 4105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Jane Elvin  
0408344417



Joey Elvin  
0457000897

## INVITING OFFERS

23 Errington Street is beautifully positioned in a tree lined residential street, within the coveted Clifton Hill precinct. This charming home is full of character with timber floorboards throughout, casement windows and a tiled roof, which will appeal to owner occupiers and investors alike. Walk through the white picket gate, through the front blue door to be welcomed by a light filled and well-loved home. The easy living floorplan is perfect for relaxed living and for entertainment. The air-conditioned, open plan living and dining flow through to the large, covered deck with room for both an outdoor dining and lounge. There are beautiful views over suburbia from the back deck, and I am sure will be one of the most appreciated spaces in the home. Back inside the tidy kitchen overlooks the deck with a large corner pantry, gas cooktop, breakfast bench and dishwasher. Privately positioned down the hall you will find the 3 bedrooms - the main bedroom is air-conditioned with a large built-in wardrobe. The 2 other bedrooms both have ceiling fans, bed 3 with a wardrobe. The bathroom has a shower over bath, separating bed 2 from bed 3. Underneath the house is the separate laundry, lots of storage and room for up to 2 cars to park under the deck. The fenced yard is very private surrounded by established gardens with plenty of room for the avid gardener and kid's trampoline. Conveniently positioned in the much sought after Annerley, Moorooka, and Tarragindi junction; within the Yeronga State School catchment; close to all amenities including public transport and motorway, local shopping facilities, schools, and hospitals; with cafes, restaurants, pubs and the Toohey Forest walking trails nearby. Standout features of 23 Errington Street at-a-glance:- Fully fenced 546sqm block in a leafy residential street- Character features of high ceilings, timber floors and casement windows.- Air-conditioned, open plan lounge & dining- Tidy kitchen overlooks the deck with a large corner pantry, gas cooktop, breakfast bench and dishwasher.- Large covered back deck with room for both outdoor dining and lounge.- Three good sized bedrooms all with ceiling fans, the main bedroom is air-conditioned- Under the house is a separate laundry & great lock up storage- Room for up to 2 cars under the back deck- Solar panels 5Kw- 5000 Litre Water Tank- Conveniently positioned in the much sought after Annerley, Moorooka, and Tarragindi junction- Within the Yeronga State School catchment- Close to all amenities including public transport and motorway, local shopping facilities, schools, and hospitals.- Cafes, restaurants, pubs and the Toohey Forest walking trails nearby. Call Jane Elvin or Joey Elvin to discuss this opportunity further.