

24 Avondale Avenue, Annerley, Qld 4103

Sold House

Thursday, 5 October 2023

24 Avondale Avenue, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 815 m2

Type: House



Matthew Karatau

\$1,871,000

Best Offers by 5pm 26/10/2023 Located less than 5km's from the heart of the Brisbane CBD, 5 minutes drive to four major hospitals, easy access to three major Universities, the M1 and Clem 7 Tunnel, this property will always be a winning investment. Spanning between Avondale and Clydesdale Avenues, with an easily subdividable, flat, north facing, 550 square meter parcel of land with 31.9 meter street frontage onto Clydesdale Street, there are a multitude of development options to capitalise on. The 3 bedroom, 2 bathroom workers cottage with large multi purpose room downstairs and tandem lock up garage sits on a 265 square meter section of the block fronting Avondale Ave. The home is in good condition and features timber floor boards and VJ's with ornate ceilings and ceiling fans in each of the rooms upstairs, as well as front and rear balconies. It is currently renting for \$725.00 per week with scope to increase this to \$775.00 to \$800.00 per week at the next renewal. The property is in the catchment for Brisbane South Secondary College and also set to benefit from the following infrastructure currently underway or in planning:- Dutton Park Cross River Rail Station- Buranda Village Master Plan- Gabba Olympic Upgrade Locations wise this property is located within:- 250m to Junction Park State School- 400m to the nearest Bus Stop- 750m to the nearest Woolworths- 650m to the nearest M1 on ramp to the city- 750m to the nearest Veloway 1 cycleway entry point- 1200m walk to the Dutton Park Cross River Rail Station- 2000m walk or ride to Brisbane South Secondary College- 2600m walk or ride to University of Qld- 3900m ride to UQ Gardens Point Campus- 6000m ride to Griffith Uni Mount Gravatt Campus- 4.8km as the crow flies to the heart of the Brisbane CBD- 5 mins drive to the Mater, Qld Children's, PA and Greenslopes Hospitals - 6 mins drive to Clem 7 Tunnel entry- 20 mins drive to Brisbane Airports Council Rates: \$730.32 per quarter (if owner occupied) \$912.10 per quarter (for investors) Water and Sewerage (fixed charges): \$198.32 per quarter.