

37 Marjorie Street, Annerley, Qld 4103

Townhouse For Sale

Wednesday, 6 December 2023



37 Marjorie Street, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 192 m2

Type: Townhouse



Kath Chown



Jacob Secco
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Offers Over \$949,000

Welcome to 37 Marjorie Street, Annerley, an exceptional freehold townhome which is only two years old, located in the prestigious Clifton Hill area. Tucked away in one of the quietest side streets, this residence is a testament to modern living with unparalleled quality and thoughtful design. One of only five bespoke townhomes in the enclave, this truly stands out as the pick of the bunch, providing the feeling of a full-sized family home. Upon entering through the front door, you are greeted by the warmth of reclaimed wild oak floating timber flooring, flowing throughout the open-plan dining and lounge areas and into the entertainer's kitchen with breakfast bar. From here, the back deck is accessed seamlessly through the full-height glass stacker doors, making it the perfect space for hosting friends or enjoying evening drinks. The kitchen is equipped with top-of-the-line Bosch appliances - including an oven, gas cooktop, and dishwasher - complemented by Caesarstone benchtops and a classic white subway tile backsplash. Quality is paramount, with all plumbing fittings crafted from KORE stainless steel and brass, ensuring a durability that truly stands the test of time. Boasting three bedrooms and two and a half bathrooms, this home offers spacious and comfortable living with two distinct internal living areas - one on each level. The large garden and grassed area, along with a private back deck featuring plantation shutters, create an oasis for both relaxation and entertaining. Upstairs, New Zealand tufted 100% Wool carpets complete the bedrooms, creating a luxurious and comfortable atmosphere. Custom-made diaphanous curtains for the doors, and plantation shutters on every window add a stylish touch and provide excellent privacy. The king-sized Master Bedroom is a true retreat with 100% linen curtains and a custom-made, Peter Meyer Roman Blind on the door to the Juliet-balcony where you can listen to the afternoon birdsong. This is all complemented by a spacious walk-in robe and an oversized ensuite featuring a dual shower and ample storage space. Quality Lucci lighting throughout the home adds a touch of luxury, while zoned and ducted air-conditioning ensures comfort in every corner. For added security, Crimsafe is installed on the front door, offering peace of mind in this haven of sophistication and style. Don't miss the opportunity to call 37 Marjorie Street home - where luxury meets tranquillity in the heart of Clifton Hill.

FEATURES AT A GLANCE:

- Age: Two-year-old Luxury Townhome
- Body Corporates: None - Freehold Property
- Master Bedroom: King-sized, 100% linen curtains, Custom-made Peter Meyer Roman Blind, huge walk-in robe and ensuite
- Ensuite: Oversized with a dual shower and ample storage space
- Additional Bedrooms: Two good-sized with built-in wardrobes
- Bathrooms: Two and a half in total including Ensuite, Large bathroom and separate toilet upstairs, as well as a handy powder room downstairs for guests
- Kitchen: Entertainer's kitchen with breakfast bar, easy access to the back deck
- Appliances: Quality Bosch oven and gas cooktop, Caesarstone benchtops, classic white tile backsplash
- Living Areas: Two spacious living areas, one upstairs, and one downstairs
- Laundry: Separate laundry with quick access to the clothesline outdoors, or into the garage on rainy days
- Outdoor Features: Large garden, grassed area, private back deck with plantation shutters
- Flooring: Reclaimed wild oak floating timber flooring throughout the open plan areas downstairs, New Zealand tufted 100% Wool cin bedrooms and living room upstairs
- Window Coverings: Custom-made diaphanous curtains and plantation shutters for style and privacy
- Air-Conditioning: Ducted and zoned air-conditioning throughout
- Security: Crimsafe on the front door for added peace of mind
- Garage: Room for a large car as well as storage, a second car fits in the driveway on your own property, there is direct access into the house from the automatic garage door to bring the groceries in easily

Positioning: Prime location at the end of the row (all owner-occupied), feels like a full-sized family home

LOCATION, LOCATION, LOCATION!! Bordering Tarragindi and Moorooka, Marjorie Street is a Blue Chip, green and leafy location within 6km of the CBD. Just minutes away from the freeway, Ipswich Road and Clem 7 tunnel - and within close proximity to shops, cafes, busway and cycling paths - this quiet, tree-lined location is considered one of the best pockets in Annerley. Walk around the corner to some of Brisbane's best cafes, including Billykart Kitchen, Café O Mai and Vaiola at Tarragindi Green. The restaurants of the Annerley Junction, Moorooka, and Tarragindi Central shopping precincts are also within easy reach. The area is surrounded by parks, with just a short walk to Toohey Forest. Major infrastructure is close by with easy access to transport, some of the best schools in the area, major hospitals, universities, and the Queensland Tennis Centre - you will be spoiled for choice!

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!