

9 Lily Avenue, Yeronga, Qld 4104



## House For Rent

Thursday, 7 December 2023

9 Lily Avenue, Yeronga, Qld 4104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$850 per week**

9 Lily Avenue, Yeronga has been designed with relaxation and lifestyle in mind. Located in one of the best pockets of Yeronga, you simply must inspect to appreciate everything that is on offer. For families looking for a convenient lifestyle, the home is within walking distance to St Sebastian's Primary School and public transport, both bus and train. As you enter the home from the street, you are greeted by an undercover veranda, strategically elevated to capture constant breezes so you can enjoy the space all year round with comfort. Through a set of glass doors sits the formal entry, which you can use as a foyer or sitting room, depending on your needs. There are three bedrooms on offer on the upper level, all with ceiling fans and connected by a hallway. The main bedroom sits at the front of the home, complete with a private ensuite with shower and bath, a split-system air-conditioner, and a walk-in robe. Towards the back of the home is an open-plan living and dining space with direct access to the well-appointed kitchen. The layout has been thoughtfully designed with family in mind, ensuring an inviting space to spend your time in together. The kitchen is complete with a well-sized gas cooktop and oven, overhead rangehood, dishwasher, ample bench space, and walk in pantry. You can also access the backyard from the kitchen via a rear staircase. If you work from home or are a family needing some additional space, downstairs provides a perfect place to retreat to. The lower level provides a separate study, providing both separation and privacy when needed. The rumpus space is oversized and enables flexible living to be used in line with your needs or as your family grows. A side sliding door from the rumpus space provides access to a side covered patio. There is a utility space, separate laundry, and toilet at the back of the home, with direct access to the fully fenced backyard and single carport. For the kids, there is a playground already installed in the backyard – all you have to do is move in and enjoy. Close to every convenience imaginable, walk to the Yeronga Village Shops, Yeronga RSL, Hyde Rd dog park, St Sebastian's Primary School, Yeronga State School, Hyde Rd Kindy, bus and train; a bike ride to the Green Bridge connecting you to the University of QLD and Tennyson Centre; and with easy access to the major hospitals, universities, Fairfield Gardens shopping centre with both Coles and Aldi and within 5km to the CBD. All the conveniences at your fingertips, but quietly located away from the hustle and bustle in the beautiful Yeronga pocket....it doesn't get much better! Outstanding features of 9 Lily Avenue at a glance:-Located in one of the best pockets of Yeronga-Offering a convenient lifestyle, within walking distance to St Sebastian's Primary School and public transport, both bus & train-Undercover verandah, elevated to capture constant breezes-Formal entry/sitting room-3 bedrooms with ceiling fans, connected by a hallway-Main bedroom at the front of the home with private ensuite with shower and bath, a split-system air-conditioner and walk-in robe-Main bathroom with shower, toilet & dual vanity-Open planning living and dining space with direct access to the kitchen-Thoughtfully designed layout with family in mind-Well-appointed kitchen with gas cooktop and oven, overhead rangehood, dishwasher, ample bench space & walk in pantry-Access to the backyard via a rear door from the kitchen-Additional rumpus space and study on the lower level-Side sliding door from the rumpus space to a covered patio-Utility space & separate laundry-Additional separate toilet-Single carport with side access & access from the street-Playground ready for the kids to enjoy!-Close to every convenience imaginable; Yeronga Village Shops, Yeronga RSL, Hyde Rd dog park, Green Bridge connecting to UQ-Close to major hospitals, universities, Fairfield Gardens shopping centre-Within the Yeronga State Primary School & Yeronga State High School catchments-5km from the CBD

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