

97 Annerley Road, Woolloongabba, Qld 4102

Place. **P**

House For Sale

Wednesday, 17 April 2024

97 Annerley Road, Woolloongabba, Qld 4102

Bedrooms: 9

Bathrooms: 4

Parkings: 3

Area: 362 m2

Type: House



Ryan Lim Lauren Tang
0478566696

Top Offer Closing Tuesday 7th May

Nestled beside the vibrant South Brisbane precinct, this rare nine-bedroom home promises a possible rental income of \$2,000 per week. Boasting exponential growth potential with Olympic Games coming to Brisbane in the future, this dual-level property is only minutes from the heart of Brisbane's vibrant CBD. Showcasing a classic facade and mature front gardens, the residence stands on a tranquil street at 1 Grove Street and enjoys Annerley Road frontage. A unique blend of peace and convenience makes this the perfect investment for those seeking a large foundational home with scope for renovation while capitalising on income through dual occupancy. The property is cleverly separated into two fully independent living spaces, each with its own metering. Upstairs encompasses four well-proportioned bedrooms, two bathrooms and a tidy kitchen. Featuring timber floors, this excellent upper-level option has an ensuited master bedroom with a balcony and a walk-in robe. Fully tiled, downstairs houses another kitchen, five bedrooms and two bathrooms; three bedrooms have access to the outdoors. Other notable details include dedicated off-street parking for three cars, air-conditioning and ceiling fans. This residence's location is highly coveted by professionals, particularly those working at the Mater Hospital, placing it in a high-demand bracket for tenancy. A plethora of shops and dining options are nearby, as is the Park Road train station. The fashionable West End, South Bank and Kangaroo Point enclaves are minutes away, as are the iconic Gabba Cricket Grounds Stadium and the soon-to-be-constructed Cross River Rail Woolloongabba station precinct. Live in the home and rent out the other space, secure tenants for both levels or completely reimagine the property and transform it into your dream residence. Whichever you choose, you will benefit from an exceptional location. Key details:- Versatile layout lending itself to dual-living arrangements - Four bedrooms, two bathrooms and a kitchen upstairs- Five bedrooms, two bathrooms and a kitchen downstairs- Off-street parking for three cars Do not miss this exclusive opportunity – call to arrange an inspection today. Top offer closing Tuesday 7th May if not sold prior! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.