

35 Cavan Street, Annerley, Qld 4103



House For Sale

Sunday, 23 June 2024

35 Cavan Street, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 602 m2

Type: House



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INVITING OFFERS

Conveniently positioned in the inner-city suburb of Annerley, 35 Cavan St is positioned on a fenced, 602sqm block with a north south aspect. The character home enjoys many of the traditional features that we have come to love of this era - including a welcoming front veranda, hoop pine floorboards, high ceilings, VJ walls, breezeways, and casement windows. Enter via the front veranda, down the hall and into the heart of the home. The separate lounge creates space for the oversized furniture, positioned beside the kitchen. The stylish kitchen with modern cabinetry, stone benchtops, ample storage, freestanding oven with gas cooktop, dishwasher, farmhouse sink, and moveable island bench connects to the oversized back entertainment deck through windows and via the back door offering room for both outdoor dining & living. The deck overlooks the private, green, and leafy backyard with plenty of room for a swing set, veggie garden and fur babies. Back inside you will find the three spacious, air-conditioned bedrooms, the main bedroom sits privately to one side of the hall and opens to the front veranda, a lovely place to enjoy a morning coffee. The other two bedrooms are across the hall, the front bedroom opening to the front veranda. There is a handy built-in study nook which could also be converted over to storage if not needed. The family bathroom enjoys a beautiful backdrop of stain glass sash windows, updated with a separate clawfoot bath and shower. The original garage has been converted to a home office with checkerboard lino and built in shelving, accessed via decking and a side door. This is the perfect work from home space, art studio or teenager's retreat with potential to convert to a Granny Flat. Complete this outstanding package with a double carport and great lock up storage under the house. Situated only 5km to the CBD, it simply doesn't get any more convenient than this. Within Yeronga State School and High School Catchment; only metres to the city bus, parks, restaurants, and Cafe's including Cafe O-Mai, Red Lotus & Billy Kart; minutes to Woolworths, train, hospitals, universities & the Green Bridge connecting to UQ. Features of 35 Cavan St, Annerley at a glance:- Queenslander on a fenced, 602sqm block- Beautiful character features - including welcoming front veranda, hoop pine floorboards, high ceilings, VJ walls, breezeways, and casement windows- Stylish kitchen with modern cabinetry, stone benchtops, ample storage, freestanding oven with gas cooktop, dishwasher, farmhouse sink, and moveable island bench- Separate lounge creating that space for the oversized furniture- Entertainment deck with room for outdoor dining & living- 3 good sized, air-conditioned bedrooms - 2 open to the front veranda - Family bathroom enjoys a beautiful backdrop of stained glass sash windows, updated with a separate clawfoot bath and shower.- Private, green, and leafy backyard with plenty of room for a swing set, veggie garden and fur babies.- Work from home space, art studio or teenager's retreat with potential to convert to a Granny Flat- Double carport + lock up storage under the house.- Walk to Cafe-O'Mai, Red Lotus, Billy Kart, local shops & the bus- Moments to Annerley Woolworths, Yeronga State & High School, Yeronga Pool, parklands & train- A bike ride across the Green Bridge connecting you to UQ- Easy access to the hospitals, universities & private schools- Only 5km to the CBD Call Jane Elvin or Joey Elvin to discuss further.