

# 47 Ryan Street, West End, Qld 4101

SPACEPROPERTY

## House For Sale

Wednesday, 10 January 2024

47 Ryan Street, West End, Qld 4101

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 660 m<sup>2</sup>

Type: House



Angus Commins  
0418715454

## Auction

Auction Location: On Site Beautifully presented, this turn of the century grand colonial sits proudly on 660sqm (26 perches approx ) of flat north-south Hill End land. Located one street away from Brisbane River and Orleigh Park, the residence is a short stroll to some of Brisbane's most beautiful amenities via the riverside walkways and bicycle paths. Bus and City Cats are around the corner, adding convenience and access to what is truly a sensational position. The home itself has 5 bedrooms, 3 bathrooms and a study, situated over two levels. The gourmet granite kitchen opens onto an enormous ( approx. 45sqm) covered rear deck overlooking a large, lush backyard. Downstairs, an outdoor kitchen including dishwasher, separate laundry, full bathroom, billiard room and bar area provide a perfect teenager retreat or guest accommodation. Covered car port with loft storage secured by remote gates offer peace of mind, coupled with a Garden /Tool shed to finish this fantastic picture, all situated in the BSHS and WESS school catchments, with city cat access to both UQ and QUT. Our clients are down-sizing and looking for the next custodians of this wonderful family home. Please contact Angus Commins on 0418 715 454 to arrange a private inspection.