

9 Sampson Street, Annerley, QLD, 4103

Sold House

Saturday, 5 August 2023

RayWhite

9 Sampson Street, Annerley, QLD, 4103

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Type: House



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RENOVATED FOR A LIFE OF A STYLE

Welcome Home

Welcome to 9 Sampson Street, Annerley. This charming, pre-war cottage is fully renovated and ready for you to call home. All the hard work has been done to the highest specifications, creating a comfortable, modern lifestyle that's all about low-maintenance living. Located in the sought-after suburb of Annerley, this modernised time capsule offers a harmonious blend of historical character and contemporary creature comforts that will undoubtedly captivate you from the moment you step inside. There's even a well-appointed, detached bungalow out the back giving you a myriad of use options to explore.

Great Space

Step through the period front door directly into an enchanting sunroom where the warm natural light creates the perfect entrance. Beyond the chic French doors sits the spacious living area with sizeable, east-facing windows and open plantation shutters. Moving through the stunning feature arch, you enter the adjoining dining space, big enough to comfortably fit a table of eight and serving sideboard - plantation shutters continuing the relaxed ambiance. Next, the open plan kitchen is a true centrepiece, beautifully finished with stone benchtops, stainless steel appliances and a large island bench. It is seamlessly positioned within the house, allowing for easy access to the nearby dining room and north-facing back deck, where you can entertain guests or simply enjoy a quiet evening outdoors.

Thoughtfully designed to cater for several configurations, the three bedrooms are ideally located down the left-hand side of the home. The main bedroom treats you to a walk-in robe and modern ensuite adding to the luxe feel of the home, whilst the designer main bathroom and third bathroom downstairs mean you'll never have to worry about accommodating family and guests.

Aesthetically, the home's high ceilings, VJ walls, original timber floorboards and leadlight windows add a touch of yester-year elegance to the living spaces, while the cool grey and white colour palette invites personal interior design details to suit both classic and contemporary styling. Split system air-conditioning and ceiling fans throughout complete the prime liveability picture.

More Outdoor

Sitting on 502sqm of land, the home's exterior and grounds echo the quality dedicated to its internal upgrades. When it comes to curb appeal, fresh, period paintwork presents a stylish façade, while the pretty garden sets a serene scene requiring minimal maintenance. A new driveway down the property's left-hand side leads to a double car space down the back and the bonus, self-contained and detached bungalow. Featuring one bedroom, one bathroom and an open plan lounge/dining/kitchen area, this versatile space provides an opportunity for multi-generational living, a home office, creative studio, or even rental income generator. The main home is also of certified legal height to build in underneath should you choose to create some more living space in the future.

Suburb Perks

Annerley is experiencing an exciting urban renewal phase, now attracting young professionals and families alike. Just 4 kms from the CBD, you'll enjoy easy access to all the amenities of inner-city living. Convenience is right out your front doorstep, with Woolworths, local cafes, renowned restaurants, hospitals and the University of Queensland all nearby. Endless recreational activities are available for all ages to enjoy in a host of local parks, at the Yeronga Park Pool and along spectacular Brisbane bikeways. Handy public transport options include the nearby Fairfield and Yeronga train stations, alongside regular bus services - daily commuting also a breeze thanks to neighbouring motorways and tunnels. Families will also appreciate the proximity to several top schools in the catchment area, including Dutton Park State School (prep

to year 6), St Ita's Regional Primary School (prep to year 6), Yeronga State High School (years 10 to 12), Our Lady's College, Somerville House, St Laurence's College and Brisbane South State Secondary College (years 7 to 9 and expanding to year 12 by 2026).

Fast Facts

- A fully renovated, classic cottage with period features.
- 3 bedrooms, 3 bathrooms, 2 secure car parks plus room to house an additional three cars off-street.
- Designer kitchen and bathrooms.
- Open plan living with air-conditioning and fans throughout.
- Large back deck for entertaining.
- Fully self-contained detached bungalow.
- Legal height to build in underneath, and plenty of storage space in the meantime.
- 502 sqm block with landscaped gardens.

Close to the CBD, Dutton Park, University of Queensland, Eleanor Schonell Bridge, The Gabba, schools, hospitals and renowned shopping and dining destinations.

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