

# 9 Villa Street, Annerley, Qld 4103



## House For Sale

Monday, 15 April 2024

9 Villa Street, Annerley, Qld 4103

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1012 m2**

**Type: House**



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## Best Offer By 29/4/2024

Village living doesn't get much better than what's on offer in vibrant Annerley - only 6kms from the centre of town, well connected by rail and bus routes, and with a diverse range of community facilities. Here you have an incredible opportunity to buy into this prized suburb with a property that offers a quaint move-in, reno or rent-ready 3-bedroom home on a flat 1012m<sup>2</sup> block with lucrative future development prospects. Highlights:- Low-medium density zoning offering amazing options for development (STCA)- One home, two - maybe a townhouse or apartments? Explore your choices (STCA)- Large existing weatherboard Queenslander with lofty ceilings, timber floors & VJ walls- Excellent potential for capturing prized city views with a new build- Home business dreams? High exposure position near Ipswich Rd for passing customer traffic What's special about this offering is you have a presentable home ready to move into or make some money out of as a rental, while you plot and plan the finer details of your next move. Sporting a couple of split system A/C units together with a host of classic Queenslander features including stained-glass windows and ornate timber fretwork, the 3-bedroom weatherboard home could be all you've been searching for - a ready-to-go reno project where you can build on great foundations. The original front and side verandahs are enclosed, but they could be reimagined into breezy alfresco spaces for lively entertaining. Inside, there is a separate living and dining area, three internal rooms with dual access, a big kitchen area, and bathrooms on both levels. Apart from the bathroom and laundry, the lower level is mostly storage. Surrounding the house is no-mow concrete - perfect for parking up to 8 vehicles off-street and easily converted into a suburban oasis with clever landscaping design. The options are many here but, one thing's for certain - whatever move you make, Annerley will always be a sought-after suburb for every type of buyer and renter. It's hard to believe you can have so many community-focused amenities at your fingertips and still be only 6kms from 'big city life'! From this address, getting around town is easy. It's a 3-minute walk to city-bound buses along Ipswich Road and, along the way, you can pick up a coffee from the corner caf\u00e9! In the same time, you can reach the edge of sprawling Yeronga Memorial Park with its lovely walkways, croquet and tennis courts, dog-friendly park, and public pool. Local schooling options are diverse, with a range of quality schools all within a 10-minute max walk including Mary Immaculate Primary School, Our Lady's College, Yeronga State School and Yeronga State High. The PA is a handy 2.5km from the front door and it's a short 3-minute dash up the road to Woolies at Annerley. Come and check out this awesome property with your own eyes to see the potential it offers! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 60 625 175 849 / 21 107 068 020