

# 7 ANNIE STREET AUCHENFLOWER



## FOR SALE

### OWN A PART OF BRISBANE HISTORY!

Brimming with charm from yesteryear and filled with potential, this 1900's workers cottage forms a part of Brisbane history. Situated on a huge double block over two titles, the opportunity to invest and reap the rewards so close to the CBD simply can't be passed up.

The historical home sits on an elevated block overlooking Torwood Park and Cafe Auchenflower, and is situated within the Milton State School and the exceptionally popular and well-regarded Kelvin Grove State College catchment areas. The home itself boasts lofty ceilings with exposed rafters, spacious bedrooms including a loft-style adults hideaway with ensuite, and a unique layout that that would suit a large family. Keep warm during winter and bask in the ambience of two working fire places, and cook up a storm in the sizeable, rustic-style kitchen.

With excellent bones, the home could be restored to its original glory with just a little love.

Consider the features:

Five bedrooms, including loft-style retreat upstairs with ensuite

Two working fire places

Two titles on double, elevated block

Overlooks Torwood Park and Cafe Auchenflower

Original 1900s workers cottage with 1980s-era extension

City views

High ceilings with exposed rafters

Carport

810m2 block

Located within the Kelvin Grove State College catchment

500m walk to Milton State School and Frew Park

600m to Rosalie shopping precinct, with boutique dining, shopping and cinema

Highly sought-after, the inner city suburb of Auchenflower is only 5km from the CBD by road and features some of Brisbane's best dining, schools, parks and other quality infrastructure nearby. Within 1km you'll find Rosalie and Barooka Road shopping and dining precincts, boutique cinema, Milton State School and the ever-popular Frew Park. Within 1.5km you'll find access to the ICB with connections to many major transit tunnels, as well as The Wesley and River City Hospitals and two CBD-bound train stations.

Don't miss out on your opportunity to secure not only a piece of Brisbane history but unmatched

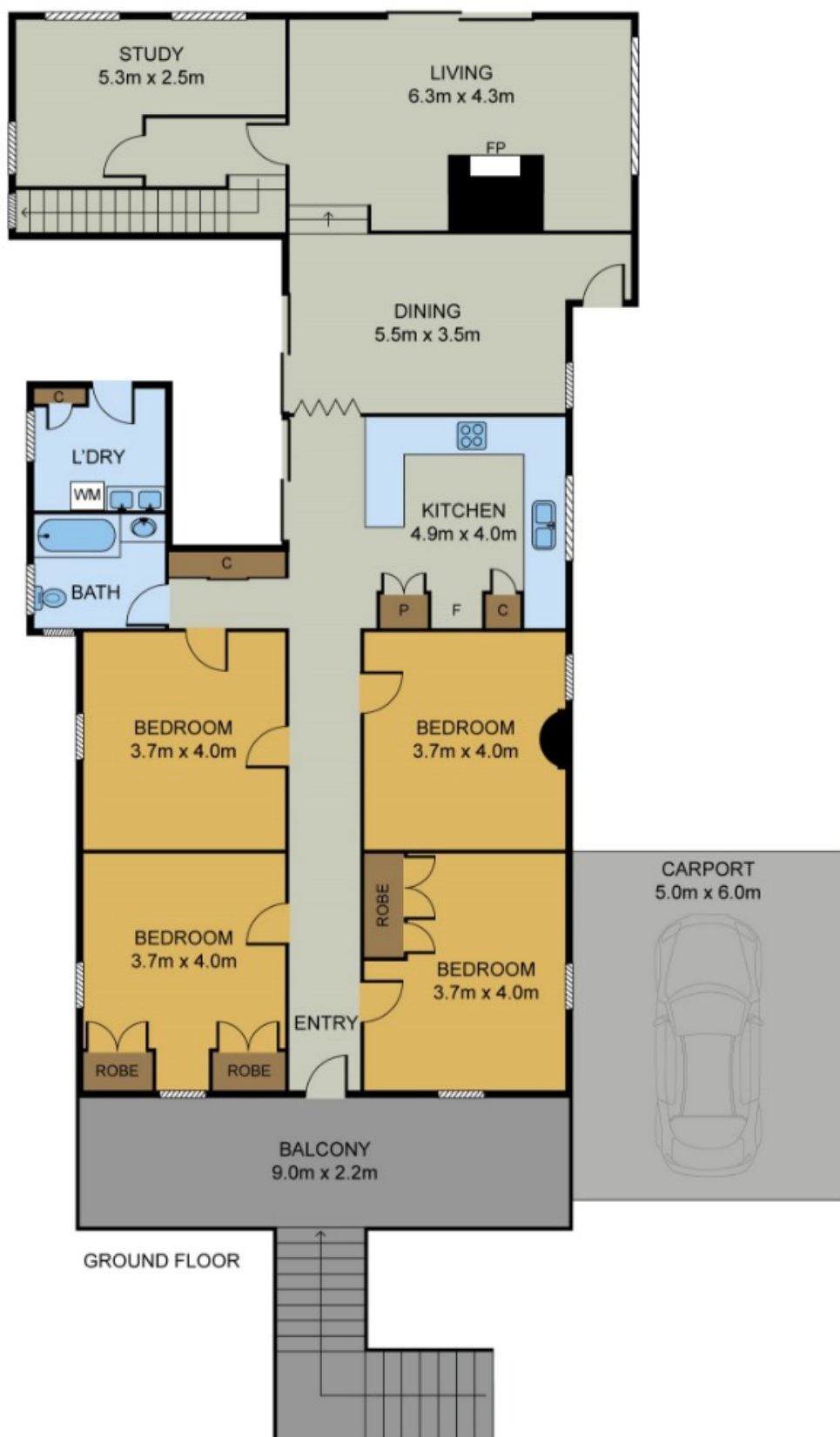
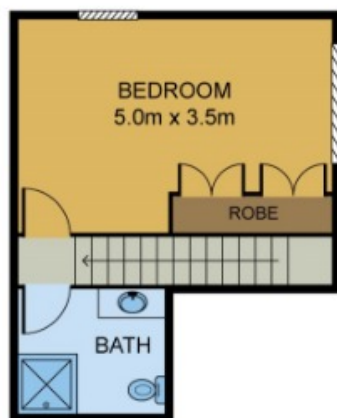
5 BED | 2 BATH | 2 CAR

PRICE:  
TENDER

OPEN FOR INSPECTION:  
N/A



**Ziggy Bale**  
**0438782882**  
ziggybale@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 7 Annie Street, Auchenflower

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.