# 63 FERNDALE STREET, ANNERLEY, QLD, 4103









# SOLD

## CONTEMPORARY APPEAL WITH ORIGINAL QUEENSLANDER CHARACTER

This almost fully renovated Queenslander with 4 large bedrooms and 1 bathroom consists of 4 good size rooms all with built ins and flows through to an open plan kitchen and lounge room. Tastefully renovated this home is a perfect example of how blending of character and contemporary can really complement each other.

The front deck has access from both the kitchen and front door while the rear deck is a recent addition situated off the lounge room and the kitchen.

You will find plenty of room downstairs for 2 cars along with a huge storage area.

Situated walking distance from Annerley best schools and in close proximity to the CBD and access to the M1 highway with heaps of character and an abundance of space.

If you are looking for even more space the home would easily be able to be raised and double the level 1 floor plan and have access to better city views from the front rooms and front deck and kitchen.

Zoned LMR2 with a 3 level height restriction makes this 810m2 on two titles, corner block valuable to both owner occupiers and potential development.

The land gently slopes to the road and is a low maintenance yard with lovely manicured lawns and gardens.

These blocks just don't come around very often and we look forward to presenting the home.

Features Include:
- 10ft High Ceilings
- 2 lockup car accommodation
- Low maintenance yard
- Heaps of storage under the house
- 40mm stone kitchen bench-tops
- Renovated 4 years ago

## 4 BED | 1 BATH | 2 CAR

PRICE:
$1,030,000

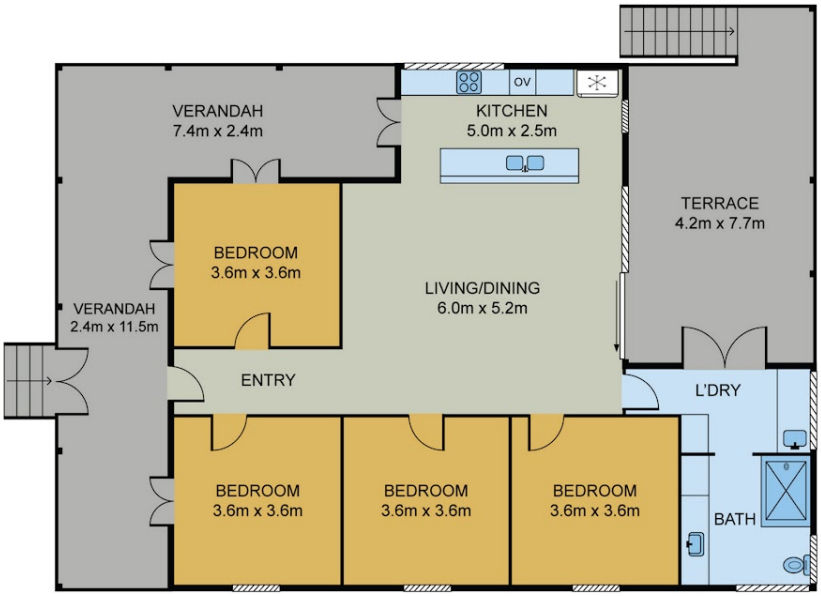
OPEN FOR INSPECTION:
N/A



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# 63 Ferndale Street, Annerley

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|---|---|
| Internal | 134.9 m² |
| External | 71.9 m² |
| Total | 206.8 m² |




Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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.

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