



## FOR SALE

### EXTRAORDINARY HOLDING INCOME ON NEAR-NEW 3 BEDROOM, 3 CAR TOWNHOME + SELF-CONTAINED STUDIO

So close to the city with extraordinary holding income this near-new townhome plus self contained studio will impress astute investor and home owner alike. Enjoy spacious, modern living and a low maintenance lifestyle in this boutique complex, 5 km from Brisbane CBD. This beautifully presented townhome ticks all the boxes for accommodation and location and is a short walk to Yeronga and Pitt St Parks and, Woolworths and local restaurants and coffee shops. The self-contained studio includes a kitchen, ensuite, deck & separate entry.

- \* Holding income of \$1,025 per week
- \* Floor area 303 sqm
- \* 2.7m High ceilings to all floors
- \* 60 sqm private courtyard and garden, patio & north facing balcony
- \* Caesarstone benchtops to kitchens and bathrooms
- \* Indoor/outdoor lifestyle
- \* Fully tiled bathrooms
- \* European appliances by Bosch
- \* Air-conditioned & ceiling fans throughout
- \* 2.5 km to PA and Greenslopes Hospitals
- \* 2 schools within 600 m
- \* 5 km to 3 universities – UQ, QUT & Griffith
- \* 200 m to bus stop, 1.5 km to Yeronga Train Station
- \* 1 lockup garage plus 2 open car space
- \* Pet friendly
- \* Low body corporate levy: \$745 per qtr

4 BED | 3 BATH | 3 CAR

PRICE:  
\$945,000

OPEN FOR INSPECTION:  
N/A



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# 1/43 Horatio St, Annerley



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**Floor Area (approx.)**  
Internal: 169 sqm  
External: 28 sqm  
Courtyard: 60 sqm  
Garage & Car Space: 46 sqm  
Total: 303 sqm

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.