



**SOLD**

## THIS MUST SELL

Property investors, 1st home buyers and change overs wanting a maintenance free modern home will be competing for the chance to secure this townhome.

This conveniently located townhome is close to all public amenities including buses, trains, restaurants, shops, hotels, parks and schools. This together with it's obvious investment advantages means it will not last long.

Come inside and feel the spaciousness of this modern and contemporary townhome for yourself.

Other highlights include :-

- 5 km's to the city (6.9km's and 16min by road)
- 2 generously sized bedrooms, both with built-ins and master with en-suite
- Open plan kitchen, dining and living rooms that open up to a lovely private balcony
- Ceiling fans throughout and air conditioning to the living area
- Stone benchtops, stainless steel appliances and dishwasher
- Intercom and alarm system for added security
- Remote garage with internal access
- Great off-campus student accommodation with easy access to major educational institutions (8 minutes to the Green Bridge and The University of Queensland and just 14 minutes to Griffith University - Nathan Campus)
- Setback in the complex means a quiet and peaceful position
- Near visitors car parks for convenient visitor parking
- Quick and easy access to Pacific Motorway both north and south
- Walking distance to Public amenities including trains, buses & schools
- In the much desired catchment of Yeronga State High School

Additionally for the investor :-

- Major depreciation benefits
- Low body corporate
- Great rental income available

All these attributes plus a quiet one-way street.

**2 BED | 2 BATH | 0 CAR**

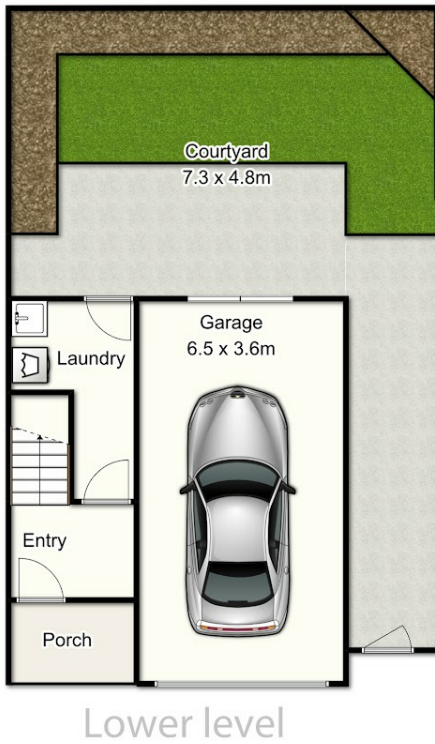
**PRICE:**  
**\$400,000**

**OPEN FOR INSPECTION:**  
**N/A**

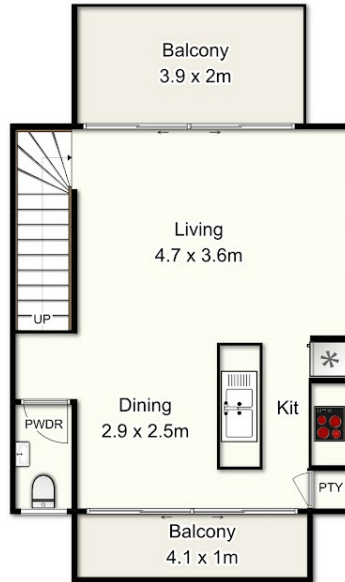
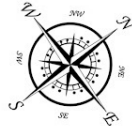


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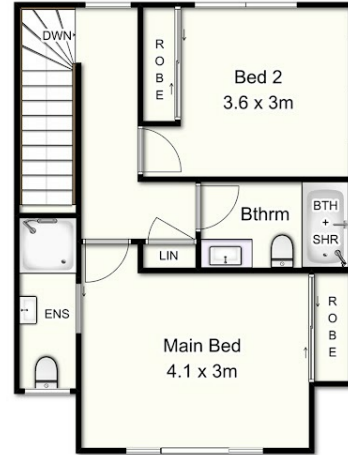
# 17/47 Franklin St, Annerley



Lower level



Second Level



Third Level

Internal area: 119m<sup>2</sup>  
Balconies/Porch: 32m<sup>2</sup>  
Courtyard: 48.5m<sup>2</sup>  
Total area: 199.5m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.

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.