

21 Violet St, Yeronga, QLD 4104

Sold - 20/04/2021

House 3 2 2



## SOLD BY JANE ELVIN

A GREAT, ENTRY LEVEL BUY INTO YERONGA

Located in a highly sought after and family orientated street, 21 Violet Street, Yeronga offers an easy, low maintenance lifestyle close to every convenience imaginable with the added bonus of a North / South aspect.

Open for Inspection

By Appointment.

The opportunities are endless and this property needs to be inspected to appreciate all that is on offer; a great entry level home in a gorgeous riverside pocket; perfect downsizer with room for the caravan; land bank for the future, remove the house down the track and build your dream home; or rent out and invest into a high growth suburb. Whatever your needs, the one thing that is certain is that properties like this do not come along that often.

The upstairs of the property (is accessed via the external stairwell and opens to a good sized open plan, air-conditioned living/dining room. The covered balcony, which is large enough to sit for your morning coffee or your after work wine down, runs off the living area providing great air and light flow. The kitchen is a good size and has plenty of bench space, storage and a dishwasher and connects onto the dining area via the breakfast bar.

The upper level is home to the three bedrooms, all with ceiling fans and two of them having built in wardrobes and the master bedroom has a walk in wardrobe. The main bathroom services this level with a separate bath and shower and you also have a separate toilet. The laundry is on this level, which could easily be re homed downstairs where there is a laundry tub and you could create an en-suite and a main bathroom on this level quite easily if needed.

Downstairs there is a rumpus room and a study creating the perfect home office or playroom for the kids that leads out to an undercover entertainment area and a neat fully fenced 405sqm block. This level also has a basic bathroom including shower and toilet. Complete this package with a double garage and you have the makings of a great home.

Perfectly located within walking distance to St Sebastian's Primary School, Yeronga Village Shops, parks, train, bus, shops and cafes yet far enough away to enjoy the serenity of the Yeronga pocket. With easy access to Yeronga State School, Yeronga High School, Hyde Rd Kindergarten, Major Hospitals, Major Universities, QLD Tennis Centre, Prestige Private Schools; just a bike ride to the Green Bridge connecting you to the University of Queensland; Yeronga offers an outstanding lifestyle only 5km to the CBD, some say Brisbane's best kept secret!

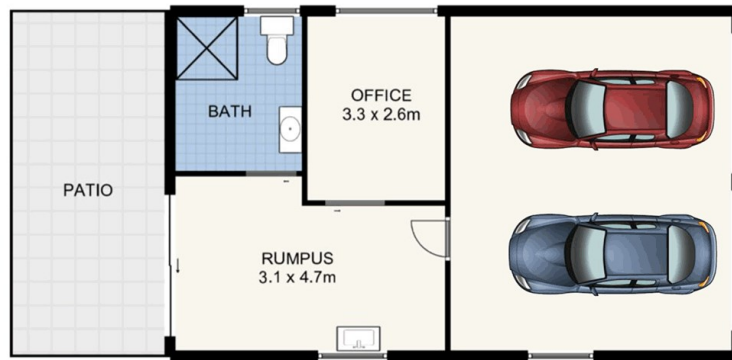
Outstanding features of 19 Violet St Yeronga:

### Listed By

Jane Elvin



## Floorplan



INT: 161 sqm  
EXT: 20 sqm  
TOTAL: 181 sqm

## 21 VIOLET STREET, YERONGA

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.