



371 Fairfield Road
Yeronga
Alleura Fairfield







Location

LOCAL GOVERNMENT

AUTHORITY Brisbane City Council

LOCATION

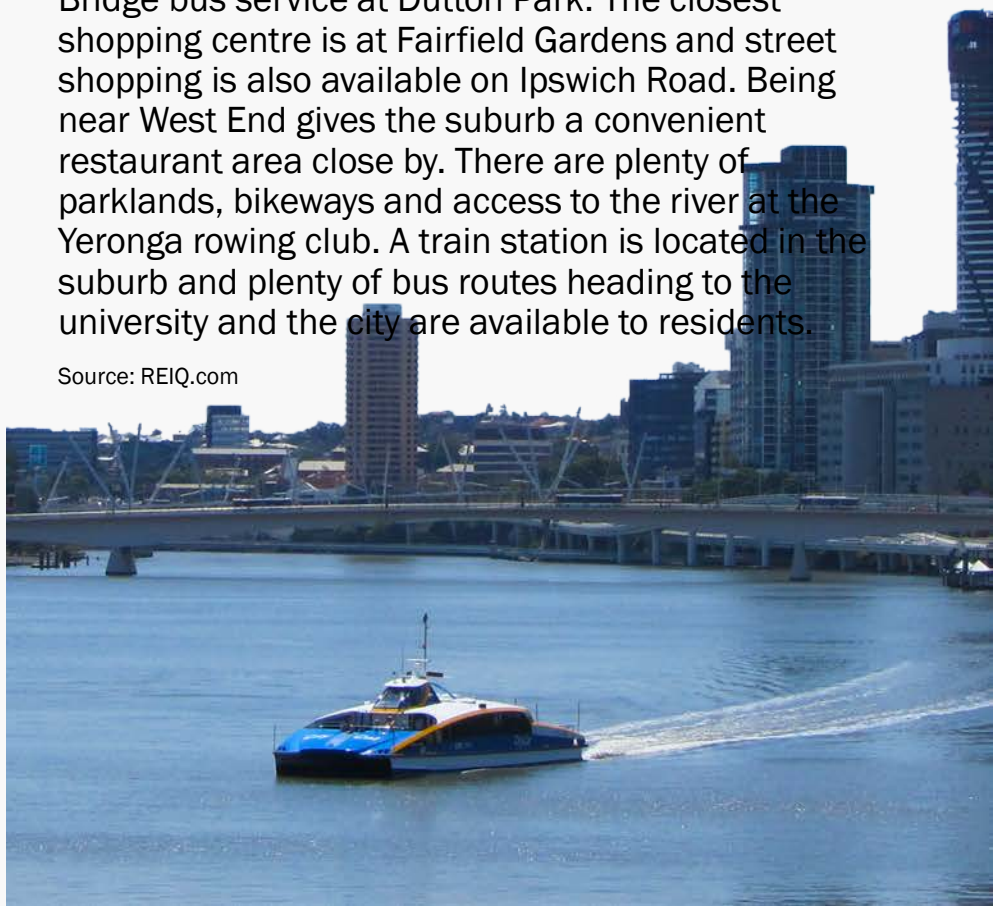
7km south of Brisbane CBD

FEATURES

Yeronga Village,
Yeronga Railway Station

Due to its close proximity to the Brisbane CBD and its position alongside the Brisbane River, Yeronga has experienced very strong capital growth in the last few years. About seven kilometres from Brisbane's CBD, Yeronga was one of the last riverside suburbs to receive a makeover and catch up with similar suburbs in terms of property prices. Yeronga is ideally situated and likely to attract buyers who want to secure attractive riverfront property. It is an area that is popular with families and professionals working in the CBD. Yeronga also has easy access to major arterial roads, schools, shops and other infrastructure. Yeronga is well located to many public and private amenities. The closest hospital is the Princess Alexandra Hospital at Woolloongabba and the suburb has two primary schools and one high school. It is also close to the University of Queensland across the river at St Lucia, which is accessible via the City Cat or Green Bridge bus service at Dutton Park. The closest shopping centre is at Fairfield Gardens and street shopping is also available on Ipswich Road. Being near West End gives the suburb a convenient restaurant area close by. There are plenty of parklands, bikeways and access to the river at the Yeronga rowing club. A train station is located in the suburb and plenty of bus routes heading to the university and the city are available to residents.

Source: REIQ.com



What's Nearby

Within 250 m

- Yeronga Village
- Yeronga Village Childcare Centre
- Various city buses
- Fehlberg Park, Leyshon Park, Goodwill Park JF O'Grady Memorial Park
- Yeronga Hyde Road Kindergarten & Pre-school
- Yeronga Institute of TAFE

Within 500 m

- Yeronga Train Station
- Yeronga High School
- Yeronga Primary School
- Yeronga Bowls Club
- St Sebastian's Catholic Primary School

Within 1 km

- Fairfield Gardens Shopping Centre
- Brisbane River
- Yeronga Park & Swimming Pool

Within 3 km

- University of Queensland
- Queensland Tennis Centre
- Brisbane Golf Club
- Brisbane Markets
- Access to Pacific Motorway (M3)

Within 6 minutes

- Princess Alexandra Hospital
- Greenslopes Private Hospital
- Mater Hospital
- Southbank Parklands

Within 8 minutes

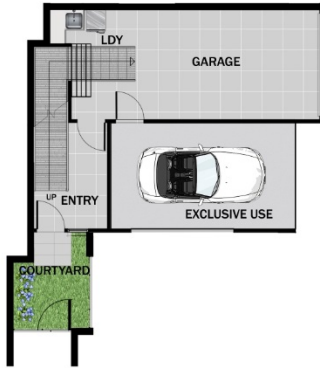
- Brisbane CBD
- Queensland University of Technology
- Griffith University



Townhouse 1



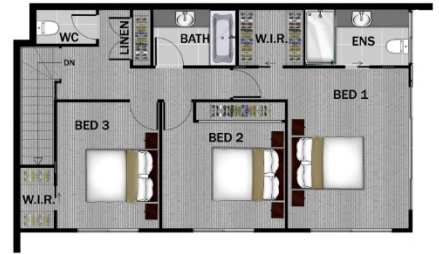
townhouses



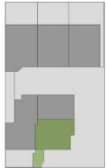
Ground Floor



First Floor



Second Floor



Fairfield Road

Alleura Fairfield

Floor Area

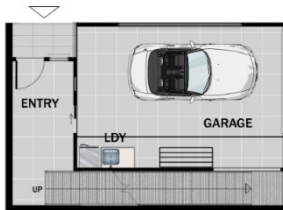
	GROUND	FIRST	SECOND	TOTAL
INTERNAL	6 m ²	54 m ²	69 m ²	128 m ²
EXTERNAL	16 m ²	23 m ²	- m ²	38 m ²
CAR PARK	36 m ²	- m ²	- m ²	36 m ²
TOTAL	58 m²	77 m²	69 m²	202 m²

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Townhouse 2



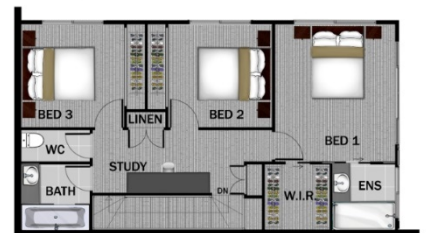
townhouses



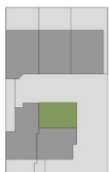
Ground Floor



First Floor



Second Floor



Fairfield Road

Alleura Fairfield



Floor Area

	GROUND	FIRST	SECOND	TOTAL
INTERNAL	7 m ²	48 m ²	61 m ²	116 m ²
EXTERNAL	- m ²	21 m ²	- m ²	21 m ²
CAR PARK	22 m ²	- m ²	- m ²	22 m ²
TOTAL	29 m²	70 m²	61 m²	160 m²

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Townhouse 3

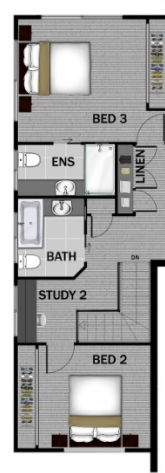
townhouses



Ground Floor



First Floor



Second floor



Alleura Fairfield

Floor Area

	GROUND	FIRST	SECOND	TOTAL
INTERNAL	31 m ²	45 m ²	50 m ²	126 m²
EXTERNAL	65 m ²	15 m ²	- m ²	80 m²
CAR PARK	20 m ²	- m ²	- m ²	20 m²
TOTAL	116 m²	60 m²	50 m²	226 m²



Fairfield Road

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Townhouse 4

townhouses



Ground Floor



First Floor



Alleura Fairfield

Floor Area

	GROUND	FIRST	TOTAL
INTERNAL	42 m ²	56 m ²	98 m²
EXTERNAL	36 m ²	- m ²	36 m²
CAR PARK	19 m ²	- m ²	19 m²
TOTAL	97 m²	56 m²	153 m²



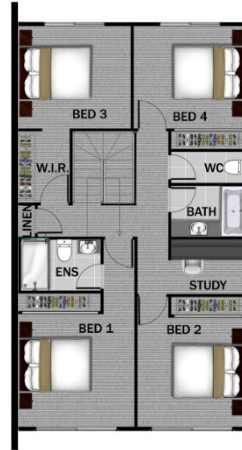
Fairfield Road

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Townhouse 5



Ground Floor



First Floor



Alleura Fairfield



Fairfields Road

Floor Area

	GROUND	FIRST	TOTAL
INTERNAL	40 m ²	76 m ²	116 m ²
EXTERNAL	36 m ²	- m ²	36 m ²
CAR PARK	19 m ²	- m ²	19 m ²
TOTAL	95 m²	76 m²	171 m²

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Townhouse 6



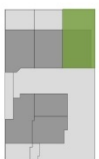
Ground Floor



First Floor



Alleura Fairfield



Fairfield Road

Floor Area

	GROUND	FIRST	TOTAL
INTERNAL	40 m ²	62 m ²	102 m ²
EXTERNAL	48 m ²	- m ²	48 m ²
CAR PARK	19 m ²	- m ²	19 m ²
TOTAL	107 m²	62 m²	169 m²

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Finishes & Inclusions

ENTRY, LIVING & DINING

Floor

600 x 600mm porcelain tiles
rectified

Walls

washable low sheen acrylic paint
on plasterboard

Skirting

timber with gloss paint finish

Ceiling

painted plasterboard

BATHROOM, ENSUITE & POWDER ROOM

Floor

300 x 600mm ceramic tiles

Walls

combination of washable low
sheen acrylic paint on plasterboard
& 300 x 600mm ceramic tiles

Skirting

tiled skirting

Ceiling

painted plasterboard

Screens & Mirrors

semi frameless glass shower
screen

Frameless mirror

KITCHEN

Floor

600 x 600mm porcelain tiles
rectified

Walls

washable low sheen acrylic paint
on plasterboard

Skirting

Recessed kickboard to match
kitchen cabinets

Ceiling

painted plasterboard

Cabinets

polytec melamine

Benches

stone bench tops

Sink & Tapware

double bowl stainless steel sink
with chrome mixer

Appliances

quality stainless steel appliances

4 burner electric ceramic cooktop

dishwasher

under bench oven

slideout rangehood

Finishes & Inclusions

BEDROOMS

Floor

100% wool carpet

Walls

washable low sheen acrylic paint on plasterboard

Skirting

timber with gloss paint finish

Ceiling

painted plasterboard

Robes

Mirrored robe doors with shelf over hanging rail

STUDY

polytec melamine

LAUNDRY

Sink

32 litres stainless steel tub & cabinet

tiled splashback

Clothesline

wall mounted clothesline

Hot Water System

electric instantaneous

STORAGE

linen cupboard

GARAGE

remote controlled roller door

GENERAL

Air-conditioning

Reverse cycle air-conditioning to:

- living/dining/kitchen
- bedroom 1

Ceiling Fans

fans to:

- bedrooms 1, 2, 3 & 4

Lighting

LED downlights to all rooms

TV Points

Free to air & cable to:

- living
- bedroom 1

Telephone

kitchen





Rental Appraisal

A Current Rent Analysis is listed below, providing you with a range of rental value. Trusting that the following information will be of assistance when considering the rental range provided. When assessing the rental value of a Property, all factors that assist in leasing your Property promptly are taken into account. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your Property is let as quickly as possible for a better financial return on your investment. A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a Tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame. It may depend on your personal situation as to the rent asked. If you require a Tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback prospective Tenants provide. Our feedback to you is important so that together we can make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. When possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the presentation of Property and market activity.

To answer any questions, please contact 07 3426 9884 or email: rentals@jensenproperty.com.au

Recommended Rent:

Townhouse 1, 2, 4 & 6:

\$560 - 590 per week

Townhouse 3 & 5:

\$590 - 610 per week

These figures are subject to change according to market changes and conditions.