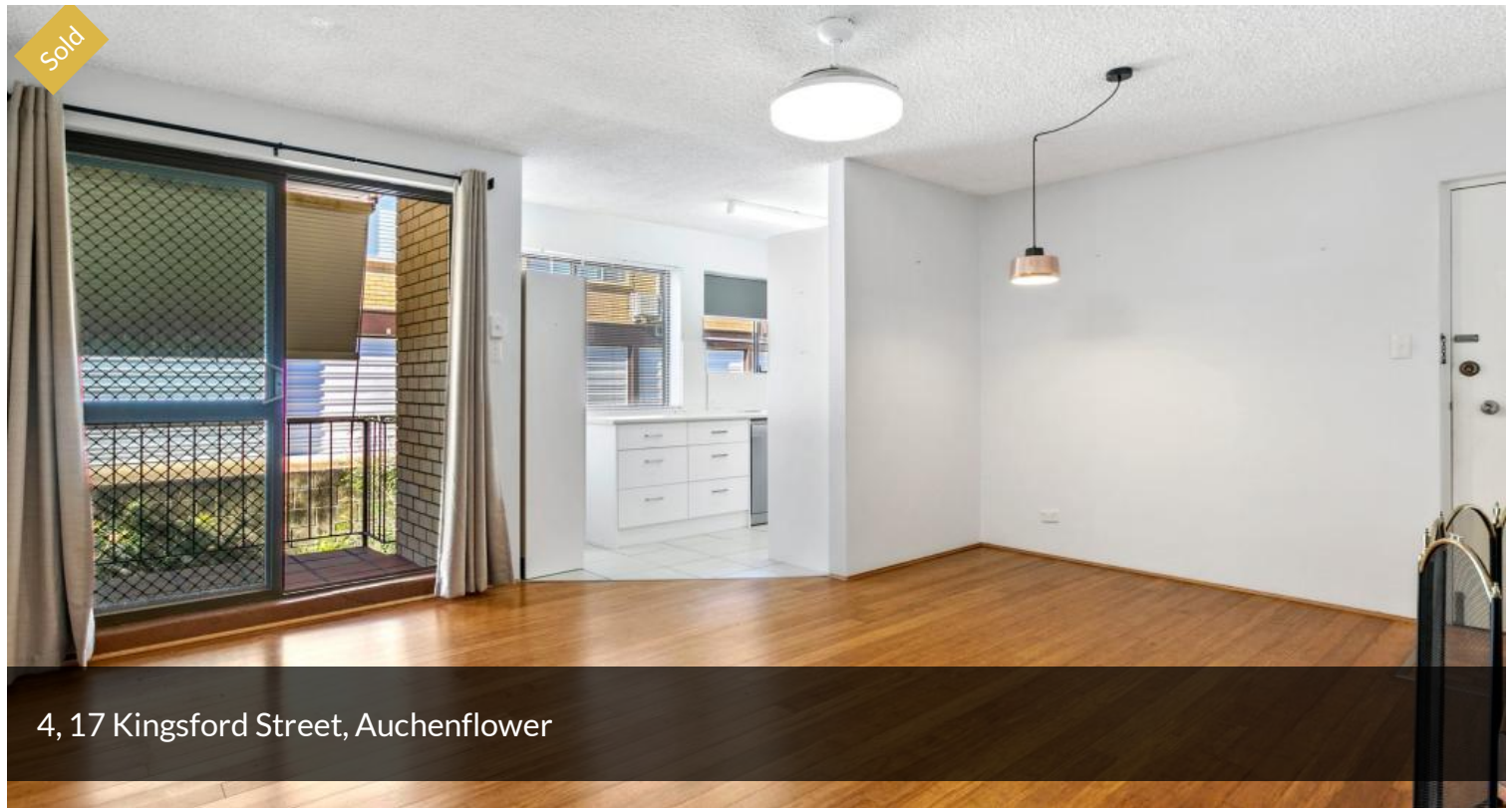


Sold



4, 17 Kingsford Street, Auchenflower



## AMAZING VALUE TO BE HAD LESS THAN 5 KMS FROM THE CBD

Situated in Auchenflower this 2nd floor unit is ideal for those looking to get into the highly sought after inner-city market. Inside you'll find a comfortable open plan living space, full length balcony and two bedrooms. The galley style kitchen ensures that everything you need is at your fingertips, while providing plenty of storage for those who love to cook. The garage provides parking space for one vehicle, and offers extra space for storage or laundry as desired. Of course the real star of this home is the location. The property sits 200m back from Coronation drive, and offers access to the M3 north and southbound, as well as being just a short drive from the heart of the CBD.

Features at a glance;

- Galley style kitchen w/ dishwasher, electric cook-top, rangehood, bench-height oven, dual sink, and plenty of storage
- open plan living / dining area w/ ceiling fan, fireplace and access to balcony
- Main bedroom w/ ceiling fan, built-in robe and access to balcony
- 2nd bedroom w/ built-in robes
- Bathroom w/ bath/shower combo, vanity and space for washer and dryer,

🚗 2 🚿 1 🚲 1

Price SOLD for \$310,000

Property Type Residential

Property ID 1164

Floor Area 90 m2

### AGENT DETAILS

Lucky Tennekoon - 0418271827

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500



and separate toilet

- Large linen cupboard in hallway
- Intercom to building security door
- Single car garage w/ extra storage space, laundry tub and access to clothes line area (able to fit 2 small cars tandem style)

#### Location

- Multiple bus stops within walking distance
- Catchment for Milton State Primary and Indooroopilly State High School
- Multiple cafe's and restaurants within walking distance
- 80m to Dunmore Park
- 350m to Auchenflower Station
- 550m to The Wesley Hospital (ideal for hospital staff)
- 750m walk to Milton Ferry Terminal
- 3.5 km / 6 minute drive to Brisbane CBD
- 3.9 km / 8 minute drive to QUT Gardens Point Campus
- 4.9 km / 9 minute drive to UQ St Lucia Campus

#### Financial Information

- Expected rent per week of \$385 per week
- Potential yield of more than 6%
- Council rates \$406.90 per quarter
- Body Corporate fees \$4,298.48 per annum

This is a great opportunity for owner occupiers or investors, call today to arrange your private inspection or come along to one of our open houses and see why 4/17 Kingsford should be your next purchase.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.