







## RESORT LIVING AND JUST WALK ACROSS TO WOOLIES AND LIFESTYLE CAFES AND SHOPS

You feel refreshed and immediately fall in love again with your home when you step into this expansive and light filled apartment. You relax into your favourite seat at the tall - glass - floor to ceiling - windows with your favourite drink looking into the calm blue pool and views of the city.

You will be impressed with the expansive open space floor plan. This quiet and modern apartment has 1bedroom, 1bath and 1 secured car space. 8 years young and very well maintained so it looks almost new.

With High Ceilings and floor to ceiling Large Windows, which easily opens for natural ventilation, this apartment has the fresh and bright atmosphere allowing in natural light and ventilation.

Summary of Features:

Well maintained and looking like NEW

High ceilings

Floor to ceiling large glass windows

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Price SOLD for \$427,500

Property Type Residential

Property ID 762

Floor Area 55 m2

AGENT DETAILS

OFFICE DETAILS

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



West / north west aspect looking into pool and city views

Excellent acoustics provide a quiet home

White grey tiles throughout with quality Carpet in Bedroom

Ducted air conditioning

Ceiling fans in living area and bedroom

Modern pull down blinds with all windows

Gas cook tops with Electric oven

Electric Clothes Dryer

Microwave

Large fridge space

Good security: Lift at Secured Carpark goes directly to the floor of the

apartment

Amenities:

Swimming pool and Spa

Entertainment area with kitchen and BBQ next to the pool

Well equipped gym

Position: Just across Gasworks Cafes and Restaurants and Woolworths

ensures convenience and the joy of modern living.

Only 19 minutes walk to Fortitude Valley Train Station.

Only 3km to Brisbane CBD

Short walk to Buses to Brisbane CBD

Schools nearby: New Farm Primary State School

Fortitude Valley State Primary School

All Hallows' School

**Guardian Childcare and Education** 

Rates etc:

Body corp levies include insurance: \$4,553 approx a year (\$87 approx a

week)

Sinking Fund balance: \$1,681,636 as at 7 September 2023

Brisbane City Council rates: \$1,600 approx a year

Rental appraisal: \$560 to \$600 a week unfurnished.

For private inspection, please contact Eric: 0412829255

Property Code: 762

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