

Sold



4, 30 McLennan Street, Albion



## Spacious Inner City Unit !!!

This unit is in a great location, this property offers the best of both worlds - tranquility and accessibility. Situated within a boutique complex, you'll enjoy the spaciousness and privacy that this home provides. The generous floor plan caters to your needs, offering ample room for relaxation and entertaining.

Convenience is at your doorstep, with a range of amenities just moments away. From shopping centers to cafes, restaurants, and public transport options, you'll have everything you need within easy reach.

The unit features a well-designed kitchen with ample storage space, making meal preparation a joy. The bedrooms are thoughtfully designed, offering comfort and privacy for you and your loved ones.

🛏️ 2 🚿 1 🚗 1

Price	SOLD for \$480,000
Property Type	Residential
Property ID	298
Floor Area	119 m2

### Agent Details

Michael McMahon - 0413  
806 161

### Office Details

MGM Homes  
497 Lutwyche Rd Lutwyche,  
QLD, 4030 Australia  
(07) 3357 4888

Additional features include a lock-up garage, providing secure parking and added convenience. The boutique complex adds an element of exclusivity and charm, creating a welcoming and peaceful environment for residents.

#### Property Features:

- Large light filled living and dining with air conditioning
- Tiled floors throughout in the living areas
- Good kitchen with dishwasher, electric cooktop and oven and plenty of bench space
- Spacious main bedroom, with built in robe
- Second bedroom with built-in robe
- Main bathroom with bath and over head shower, washing machine and vanity
- Large linen cupboard with plenty of storage
- Separate work station or dining area.
- Private balcony
- Lockup garage

#### Location:

- Brisbane CBD - 4km away
- Brisbane Airport - 9km away
- Lutwyche shopping precinct - 1 km away approx.
- Albion Train Station - 1 km away

#### OUTGOINGS:

- Body Corporate Levies: \$825.00 per quarter
- Sinking Fund Balance: \$71,161.72
- Brisbane City Council Rates: \$480.00 per quarter approximately
- Urban Utilities Water: \$374.00 per quarter approximately
- Rental Appraisal: \$510 per week

The property is tenanted until the 03/08/2024 returning  
\$450 Per week.

Please contact Michael McMahon on 0413806161 or  
michael.mcmahon@mgmhomes.com.au

Don't miss out on this fantastic opportunity to own a  
remarkable property in Albion. With its great location,  
oversized layout, boutique complex, and single lock-up  
garage, this unit has it all. Contact us today to arrange a  
viewing and discover the potential of this wonderful home.

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.